

**Agency: Commerce, Community and Economic Development****Grants to Unincorporated Communities (AS 37.05.317)****Grant Recipient: Tanacross****Project Title:****Project Type:** New Construction and Land Acquisition

# Tanacross - Subregional Community Health Center Project

**State Funding Requested: \$1,000,000****House District: 6 / C**

One-Time Need

**Brief Project Description:**

To complete next phase on the construction of the Upper Tanana Community Health Center Project which enable federal funding opportunities.

**Funding Plan:****Total Cost of Project: \$4,368,000**

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Federal Funds	\$500,000	2006				
State Funds					\$1,000,000	2011
Denali Commission	\$348,000	2005			\$2,400,000	2011
Local Funds	\$120,000	2005				
Total	\$968,000				\$3,400,000	

**Detailed Project Description and Justification:**

TVC has been working with the seven (7) Villages of the Upper Tanana Subregion and the Tanana Chiefs Conference to plan for an improved primary health care service delivery model and facility. The Upper Tanana Subregion Villages have agreed that there needs to be a subregional health care facility providing mid-level services to area residents and Tanacross Village Council has initiated construction of this facility at Tanacross Village. TVC would like to request a \$1,000,000 Legislative CIP which will be used to leverage Denali Commission and other sources needed to complete the project to meet the project budget of \$4,368,000. TVC has already invested almost \$1,000,000 in a concrete foundation, utility connections and has a complete steel building on-site. This steel building includes all insulated wall sections and can be erected summer and fall, 2010. The requested CIP would be used as follows:

- \* \$500,000 would be used to erect and enclose the building.
- \* \$500,000 would be used to install heating and mechanical systems.

The planned Upper Tanana Community Health Center will be operated by the Tanana Chiefs Conference (TCC) who would provide on-site mid-level practitioners, itinerant specialists and eventually a full-time doctor. TCC will also seek HRSA Section 330 rural community health center funding once the facility is complete and operating. At issue is that Tanacross Village Council cannot apply for Denali Commission funding until the building is erected and enclosed. Also, establishing a functioning community health center for the Upper Tanana region will enable for increased Medicaid billing rates and eligibility.

for federal rural health center funding.

The planned facility will serve the following communities and population:

#### Upper Tanana Subregion Population

Community	Economic Status	Cost Share	Population
Dot Lake Village	Severely Distressed	20%	38
Greater Eagle Area (1)	Severely Distressed	20%	197
Healy Lake	Severely Distressed	20%	37
Greater Northway Area (2)	Severely Distressed	20%	274
Tanacross	Severely Distressed	20%	140
Tetlin	Severely Distressed	20%	117
Tok	Distressed	50%	1,393
<b>TOTAL:</b>		<b>Total:</b>	<b>2,196</b>

#### Notes:

(1) 2000 census data for Eagle Village and Eagle have been combined due to the fact that there is only one clinic serving the greater area of Eagle. This TCC clinic maintains an "open door" policy and serves all residents of the greater Eagle area.

(2) 2000 census data for Northway Village, Northway Junction, and Northway have been combined due to the fact that there is only one clinic serving the greater area of Northway. This TCC clinic maintains an "open door" policy and serves all residents of the greater Northway area.

#### Project Timeline:

During 2010, the building will be erected and enclosed. An updated business plan will be produced winter, 2010 and Denali Commission funding will be sought during 2011. HSRA funding will also be sought 2011.

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

Tanana Chiefs Conferne will operate and pay O&M expenses.

**Grant Recipient Contact Information:**

Name: Tanacross IRA Council  
Address: P.O. Box 76009  
Tanacross, AK 99776  
Phone Number: (907)883-5024  
Email: dawn.demit@hotmail.com

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

# Tanana Chiefs Conference

## Chief Peter John Tribal Building

122 First Avenue, Suite 600  
Fairbanks, Alaska 99701-4897  
(907) 452-8251 Fax: (907) 459-3850

### SUBREGIONS

#### UPPER

##### KUSKOKWIM

McGrath  
Medfra  
Nikolai  
Takatna  
Telida

Honorable Representative Woodie Salmon  
State Capital – Room 114  
Juneau, AK. 99801-1182

RE: FY2011 CIP Requests for TCC Villages

#### LOWER YUKON

Anvik  
Grayling  
Holy Cross  
Shageluk

Dear Representative Salmon,

#### UPPER TANANA

Dot Lake  
Eagle  
Healy Lake  
Northway  
Tanacross  
Tetlin  
Tok

I am writing to provide you with a summary of projects that TCC is assisting villages with. An important part of the funding plan is the requirement for each village to provide a non-federal match contribution. As summarized below, almost all projects require a Legislative CIP appropriation for use to provide cash matches for the Indian Development Block Grant, Community Development Block Grant, Denali Commission and other funding programs. Your assistance to gain the CIPs listed below (also in CAPSIS) will enable these villages to leverage four (4) to eight (8) more times in federal and foundation funding for their projects

#### TUKON FLATS

Arctic Village  
Beaver  
Birch Creek  
Canyon Village  
Chalkyitsik  
Circle  
Fort Yukon  
Venetie

Allakaket Village Council --To provide decent multi-purpose facility space which will house the Village's Head Start program and establish a new health care clinic (with behavioral health room). The Allakaket Village Council wishes to combine these functions into one facility which will improve services delivery, save operation and maintenance expenses. This Legislative CIP request of \$150,000 will be used to leverage an estimated \$1,750,000 of federal funding to fulfill the construction budget of \$1,900,000.

#### YUKON

##### KOYUKUK

Galena  
Huslia  
Kaltag  
Koyukuk  
Nulato  
Ruby

Arctic Village Council - To provide decent multi-purpose facility space which will allow for consolidation of the Arctic Village's social, health and safety programs into an "one-stop" facility which will improve services delivery and save operation and maintenance expenses. This Legislative CIP request of \$150,000 will be used to leverage an estimated \$2,350,000 of federal and foundation funding to fulfill the construction budget of \$2,500,000.

#### YUKON TANANA

Alatna  
Allakaket  
Evansville  
Fairbanks  
Hughes  
Lake  
Minchumina  
Manley Hot  
Springs  
Minto  
Nenana  
Rampart  
Stevens Village  
Tanana

Chalkyitsik Traditional Council (CTC) is working with the Denali Commission to construct a new 1,667 s.f. primary health care which has a development cost estimate of \$1,855,299. CTC has been approved for 80% funding from the Denali Commission in the amount of \$1,484,299 leaving a 20% balance that CTC must provide (\$371,060). As a result, CTC is requesting a \$103,000 Legislative Capital Improvement Project (CIP) appropriation to provide part of the required match funding. CTC has received \$268,000 from IHS for clinic equipment which will be used for the remainder of the match.

Fort Yukon - Gwichyaa Zhee Gwich'in Government is working to develop a multi-purpose facility to consolidate all tribal functions into one building. A \$300,000 FY2011 CIP will be used to provide match funding to obtain two \$600,000 HUD Indian Community

Development Block Grants (ICDBG) totaling \$1,200,000, a \$850,000 CDBG grant in cooperation with the City of Fort Yukon, and \$650,000 in long-term debt financing for the purpose of constructing the planned Fort Yukon Multi-Purpose Community Services Center at a total cost of \$3,000,000.

Holy Cross Tribal Council - The Council is working to provide decent multi-purpose facility space which will consolidate Holy Cross's social, health and safety programs into an "one-stop" facility which will improve services delivery and save operation and maintenance expenses. This Legislative CIP request of \$150,000 will be used to leverage an estimated \$1,950,000 of federal and foundation funding to fulfill the construction budget of \$2,100,000.

Grayling IRA Council – The Council is working to provide decent multi-purpose facility space which will allow for consolidation of the Grayling's social, health and safety programs into an "one-stop" facility which will improve services delivery and save operation and maintenance expenses. This Legislative CIP request of \$150,000 will be used to leverage an estimated \$1,450,000 of federal and foundation funding to fulfill the construction budget of \$1,600,000.

Husilia – The Husilia Traditional Council is undertaking a wellness initiative which will include a training component. The Council is planning to build a wellness multi-purpose facility and requires a \$150,000 CIP to be used to leverage HUD ICDBG and CDBG grants during 2010.

Kaltag – The City of Kaltag has been approved for Denali Commission funding to build a new 1,667 s.f. primary health care which has an estimated total development cost estimate of \$2,273,000. The City needs to raise its 20% match (\$454,600) and has received \$307,084 from the IHS for clinic equipment which leaves a gap of \$147,516. As a result, Kaltag is requesting a \$147,516 Legislative Capital Improvement Project (CIP) appropriation to provide remainder of the required match funding.

City of Koyukuk - The City of Koyukuk is working with the Denali Commission plan for a new 1500 s.f. primary health care clinic which has an estimated total development cost estimate of \$1,800,000. The City expects to receive 80% funding from the Denali Commission in the amount of \$1,440,000 leaving a 20% balance (\$360,000) that the City must provide. As a result, the City is requesting a \$150,000 Legislative Capital Improvement Project (CIP) appropriation to provide part of the match funding and the City will obtain the remainder of the match funding from IHS clinic equipment program.

Loudon Village Council - The Yukon-Koyukuk Elder Assisted Living Facility is now completed but can't open due to lack of FF&E. The Council requires and is in need of a \$415,000 CIP to purchase fixtures, furniture, equipment and handicapped bus. These items are essential to the start-up of the facility, to obtain State licensing and for occupancy by elders.

Manley Village Council - The Manley Village Council is working with the Denali Commission to plan for a new primary health care clinic which has an estimated total development cost estimate of \$1,300,000. The Manley Village Council expects to receive 80% funding from the Denali Commission in the amount of \$1,040,000 leaving a 20% balance (\$260,000) that the Manley Village Council must provide. As a result, the Manley Village Council is requesting a \$150,000 Legislative Capital

Improvement Project (CIP) appropriation to provide match funding to obtain a Denali Commission Health Facilities Grant. The Council will obtain the remainder of the match funding from IHS clinic equipment program.

McGrath Native Village Council (MNVC) - McGrath Traditional Council lost its multi purpose building to a fire (2006) and is now working to replace it with a new facility. In FY09, the Legislature provided a \$150,000 CIP which McGrath Traditional Council used to leverage a \$600,000 ICDBG grant and a \$850,000 CDBG grant. However the most recent cost estimate now shows that McGrath needs another \$500,000 to fully fund the project (\$3,000,000 budget) which would allow construction to start this year. As a result, the Council is requesting a second Legislative capital project appropriation in the amount of \$500,000 so that construct can start summer, 2010.

Minto – The Minto Traditional Council desires a comprehensive tribal operations multi-purpose facility and requires a CIP of \$150,000 in order to leverage HUD ICDBG and State CDBG grants during 2010.

Nikolai Edzeno' Village Council – Nikolai has a partially completed new powerhouse and requires a CIP of \$100,000 to install one new high efficiency diesel generator.

Northway Village Council – The Council is working to provide for a multi-purpose facility space addition which will allow for consolidation of the Northway's social, health and safety programs into an "one-stop" facility which will improve services delivery and save operation and maintenance expenses. This Legislative CIP request of \$100,000 will be used to leverage an estimated \$500,000 of federal ICDBG funding to fulfill the construction budget of \$600,000.

Shageluk – Shageluk IRA Council is working to develop a multi-purpose center which they have been working on for the past three years. The Council has produced a business plan and the facility would be used primarily for job training, social services, business development and substance abuse programs. It would be used for youth as well as adults. By consolidating social, health and safety programs into an "one-stop" facility, savings will be gained in services delivery and save operation and maintenance expenses. This Legislative FY2011 CIP request of \$150,000 will be used to leverage an estimated \$2,000,000 of federal and foundation funding to fulfill the construction budget of \$2,150,000.

Stevens Village - Stevens Village IRA Council (SVS) is working with the Denali Commission to construct a new 1,500 s.f. primary health care which has an estimated development cost of \$1,800,000. SVS hopes to get approval for 80% funding from the Denali Commission in the amount of \$1,440,000 leaving a 20% balance that SVS must provide (\$360,000). As a result, SVS is requesting a \$150,000 Legislative Capital Improvement Project (CIP) appropriation to provide part of the required match funding. SVS will be applying fall, 2010 to IHS for clinic equipment which will be used for the remainder of the 20% match.

Tanacross Village Council (TVC) - TVC has been working with the seven (7) Villages of the Upper Tanana Subregion and the Tanana Chiefs Conference to plan for an improved primary health care service delivery model and facility. The Upper Tanana Subregion Villages have agreed that there needs to be a subregional health care facility providing mid-level services to area residents and Tanacross Village Council has initiated

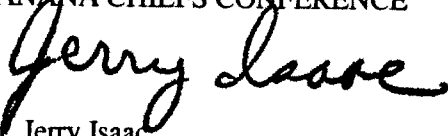
construction of this facility at Tanacross Village. TVC would like to request a \$500,000 Legislative CIP which will be used to leverage Denali Commission and other sources needed to complete the project to meet the project budget of \$3,000,000. TVC has already invested over \$1,000,000 in a concrete foundation, utility connections and has a complete steel building on-site. The requested \$500,000 CIP would be used to erect and enclose the building.

Tanana – The City of Tanana has five CIP requests in CAPSIS. The City's top priority is to replace their 1981 obsolete fire truck with a new fire truck and is requesting a \$233,500 CIP and the City will provide a \$7,500 contribution,

I hope your Legislative session is going well and that accommodating the above CIP requests is possible. The spin-off benefits created by funding these CIP requests will enable attraction of millions of dollars of federal and private funding into the TCC region.

Sincerely,

TANANA CHIEFS CONFERENCE

A handwritten signature in black ink, appearing to read "Jerry Isaac", written over the typed name.

Mr. Jerry Isaac  
President

Tanacross Village Council  
P.O. Box 76009  
Tanacross, AK 99776

November 12, 2008

Honorable Senator Albert Kookesh  
State Capital – Room 11  
Juneau, Ak. 99801-1182

RE: Legislative CIP Funding Request

Dear Representative Salmon,

I am writing on behalf of Tanacross Village Council and the Upper Tanana Sub-Region to request that your assistance to gain a \$500,000 Legislative CIP appropriation for use to provide cash match for our upcoming funding applications to the Rasmuson Foundation and Denali Commission to fund the construction budget for our planned Upper Tanana Multi Purpose Community Health Center Project. As shown in the attached CIP description, we will be submitting funding requests in the amount of \$2,500,000 to the Rasmuson Foundation and Denali Commission. The total Project cost is \$3,000,000.

The Upper Tanana Multi Purpose Community Health Center Project will provide facility space for important mid-level primary health, social, safety services to residents the Upper Tanana region and is the Council's number one priority. I have attached a description of the project. Thank you for consideration of this important project.

Sincerely,

Roy Denny  
President

Attachment: Upper Tanana Multi Purpose Community Health Center Project CIP Request Description

Tanacross Village Council Legislative Capital Improvement Project Funding Request  
Upper Tanana Multi Purpose Community Health Center

**CIP Funding Request**

Tanacross Village Council (TVC) has been working with the seven (7) Villages of the Upper Tanana Subregion and the Tanana Chiefs Conference to plan for an improved primary health care service delivery model and facility. The Upper Tanana Subregion Villages have agreed that there needs to be a subregional health care facility providing mid-level services to area residents and Tanacross Village Council has initiated construction of this facility at Tanacross Village. TVC would like to request a \$1,000,000 Legislative CIP which will be used to leverage Denali Commission and Rasmuson Foundation needed to complete the project to meet the project budget of \$3,000,000.

The planned Upper Tanana Multi Purpose Community Health Center will provide a "one-stop" social services facility for the residents of Tanacross and will provide mid-level primary health care services to the Upper Tanana Subregion at an estimated cost of \$3,000,000. The planned new building will be designed to house the following social services:

- Tribal Youth Family Services program (TYFS)
- Behavioral health services program
- Early childhood services program
- Mid-level primary health care clinic
- Environmental protection program
- Transportation program
- Teen/Youth Activities

The planned Upper Tanana Multi Purpose Community Health Center will provide useful facility space at least cost by replacing a number of energy inefficient "out" buildings which the Council is using to house its various programs and is causing the Village Council to experience excessive energy costs. The planned Project will greatly reduce energy consumption at Tanacross by consolidating these programs into one energy efficient building and will also serve to enhance program delivery service by creating a "one-stop" social services and health care delivery model serving residents at Tanacross and the greater Upper Tanana Subregion. In addition, this facility will provide a much needed modern mid-level clinic for Tanana Chiefs Conference to establish a mid-level primary health program serving the Upper Tanana Subregion based from Tanacross. This mid-level would serve all Alaskans and have an "open-door" policy.

**Needs Statement**

The purpose of Upper Tanana Multi-Purpose Community Health Center Project is to provide a multi-purpose facility to house mid-level primary health care and social services programs which will be made available to all residents of the Upper Tanana area.

Tanana Chiefs Conference has agreed to staff and operate the clinic portion of the facility while TVC will operate the remaining social service programs along with its partners.

There is a general dissatisfaction with the current health services availability and the general lack of preventative health care services in the Upper Tanana subregion area. To remedy this situation, Tanacross Village Council has been investigating ways of enhancing primary health services to the Upper Tanana Subregion through establishment of enhanced health and social services at the planned Upper Tanana Multi Purpose Community Health Center to be located at Tanacross. Currently, the facility design is completed, a professional concrete foundation installed and the steel building is on-site at a cost of \$1,150,000. Approximately \$3,000,000 is required to complete the facility. This project will be continued to developed in phases. The request \$1,000,000 will allow and erection of the building and installation of mechanical systems.

Tanacross Village Council operates a wide variety of social service programs as listed above and lack of modern, energy efficient space is hindering the quality and success of these program' services as discussed below:

- Tribal Youth Family Services program (TYFS)
- Behavioral health services program
- Early childhood services program
- Mid-level primary health care clinic
- Environmental protection program
- Transportation program
- Teen/Youth Activities

Tribal Youth Family Services Program and Space Need -- The Tanacross Village Council has funding through its annual Bureau of Indian Affairs (BIA) 638 contract to provide a number of social service programs to its Village residents. The Tanacross Village Council employs a Tribal Youth Families Services staff position to provide a number of Village-based youth, teen, and adult social services activities to reinforce positive behavior and to support social and psychological development of the Village's residents. The Tanacross Village Council has no modern facility space to "house" these social services programs. The Tanacross Village Council would like operate Teen/Youth and Elders activities when there is an adequate facility space available. The planned Project will establish a kitchen facility that meets ADEC's "Food Service Regulations" and will allow for safe food services to support various programs and activities of the community.

Behavioral Health Program/Space Need -- The Tanacross Village Council (TVC) offers programs and classes in anger management, alcohol and drug prevention, assessment and developmental disabilities. However, lack of modern facility space is preventing full implementation of program at Tanacross. The Behavioral Health Program conducts a number of positive youth and adult activities at Tanacross which could be benefited by having modern facility space to operate out. TVC is also in discussion will other behavioral health programs in the Upper Tanana Subregion in order to establish partnership and to relocate these programs within this project. In general, there is a lack

of modern facility space in the Tok/Tanacross area and this project would help provide needed, modern facility space to all interested social service providers.

Mid-Level Primary Care Facility Need: Upper Tanana area is one of the last regions of Alaska not having a modern mid-level primary health care facility to meet the needs of the approximate 2,500 residents of the Upper Tanana region. A modern health care facility space is needed to serve the seven villages of the Upper Tanana Subregion so that the Tanana Chiefs Conference can establish mid-level health care service programs open to all Alaskan. Currently, many residents of the Upper Tanana area travel to Fairbanks and Anchorage to obtain health care services. This long distance medical service provision approach takes away local control and limits preventative health measures and programs. The Upper Tanana Multi-Purpose Community Health Center Project would like to provide sufficient modern facility space so that the visiting health care providers can be housed at Tanacross and provide enhanced health and medical care to the residents of the Upper Tanana Region.

### **Future State Support**

Tanacross Village Council (TVC) has not requested funding for this Project from the State in the past and if this CIP request is funded there will be no further requests to the State for this Project. TVC will utilize this \$500,000 CIP to meet the cash match requirements of the Rasmuson Foundation and Denali Commission.

### **Project Timeline**

As mentioned, the concrete foundation is already installed and the metal building shell is on-site at a total cost of \$950,000 to date. In addition, piped water/sewer services are in-place with 50 feet of the building foundation. At issue is the need to meet the match requirements of the Rasmuson Foundation and Denali Commission. With approval of the Legislative CIP request, TVC anticipates using this appropriation to leverage an additional \$2,500,000 from the Rasmuson Foundation, HUD and Denali Commission.

	Project Period 2010 ----- 2011							
	1st	2nd	3rd	4th	5th	6th	7th	8th
	Qtr	Qtr	Qtr	Qtr	Qtr	Qtr	Qtr	Qtr
	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND
Leg. CIP approved		X						
Finalize plans completed		X						
Fire Marshal approval			X					
Rasmuson grant approved								
Denali Commission grant				X				
Materials delivery					X			
Exterior Construction						X-----X		
Project interior completion							X-----X	
Furnishings/equipment installed								X-----X
Project start-up								X

## **Facility Operations Plan**

Both Tanana Chiefs Conference and Tanacross Village Council (and its partners) will be responsible for operation and maintenance of the Upper Tanana Multi-Purpose Community Health Center. Tanana Chiefs will staff and operate the mid-level health clinic portion of the facility and Tanacross Village Council will be developing social and wellness programs in the multi purpose portion.

### **Tanacross Village Profile**

Tanacross is a Village of 170 people located on the south bank of the Tanana River, 12 miles northwest of Tok, at MP 1324 of the Alaska Highway. Tanacross lies within the continental climatic zone, with very cold winters and warm summers. In the winter, cold air settles in the valley and ice fog and smoke are common. The average low during January is -22; the average high during July is 65. Extreme temperatures have been measured from -75 to 90.

Over 90% of residents are Tanah, or Tinneh, Athabascan Indians who practice a traditional subsistence lifestyle supplemented with seasonal employment. Most villagers relocated from Mansfield Village, Kechumstuk and Last Tetlin in 1912 when Bishop Rowe established St. Timothy's Episcopal Mission. The village was originally located on the north side of the Tanana River, and was called "Tanana Crossing." It is located where the Eagle Trail crossed the Tanana River. A trading post opened near the mission in 1912, and the St. Timothy's post office opened in 1920. More Natives moved from Mansfield when a formal school opened in 1932, although classes had been held at the mission. The name was eventually shortened to Tanacross. In the mid-1930s, an airfield was built across the river from the village. In 1941, the village gave the military permission to use its airfield as an emergency deployment post during World War II. The airfield was paved in 1942, and temporary camps were established. Thousands of troops were deployed through Tanacross airfield during the War. People of the village served as volunteer scouts and backup support for the army. After the war, the airfield was closed. In 1972, the village relocated from the north bank of the Tanana River to the south bank, due to water contamination. In 1979, the old village site burned when a grass fire spread out of control.

The sole local governmental unit is the federally-recognized tribe Native Village of Tanacross who has banded the possession of alcohol. The 2000 U.S. Census indicates 53 housing units and an unemployment rate at that time was 57.14 percent, although 79.13 percent of all adults were not in the work force. The median household income was \$22,083, per capita income was \$9,429, and 33.33 percent of residents were living below the poverty level.

### **Recent Community Development Activities**

2001-present: TVC constructed 20 energy efficient homes were constructed in 2005 with coordinated installation of supporting piped water/sewer and electrical infrastructure.

Eighty percent local worker force implementation as a result of the construction trades training program conducted by TVC and UAF at the converted Old Tok School (Upper Tanana Training/Home Manufacturing Center located at Tok, Alaska). Total financial expenditure: \$8.5 million generated through leveraging TVC NAHASDA (\$140,000 per year). New housing and water/sewer initiatives are in the works.

Contact Information:

Tanacross Village Council  
Dawn Demit – Tribal Administrator  
P.O. Box 76009  
Tanacross, AK 99776  
Phone 907-883-5024  
Fax 907-883-4497  
E-mail: [dawndemit@hotmail.com](mailto:dawndemit@hotmail.com)

# Tanacross Multi-Use Community Health Center

**Owner:**  
TANACROSS VILLAGE COUNCIL  
The Native Village of Tanacross  
Tanacross, Alaska 99776

**Project Manager:**  
DITHALO GLOBAL SERVICE, LLC  
P.O. Box 76009, Anchorage, Alaska 99576-6009  
(907) 458-9506 474-9506 Fax  
email: billdga@apalaska.net

**Architect:**  
GARY PETERSON & ASSOC., INC.  
1500 C Street, S. 240  
Anchorage, Alaska 99503  
(907) 563-1544 907-563-1547 Fax  
email: office@gparchitects

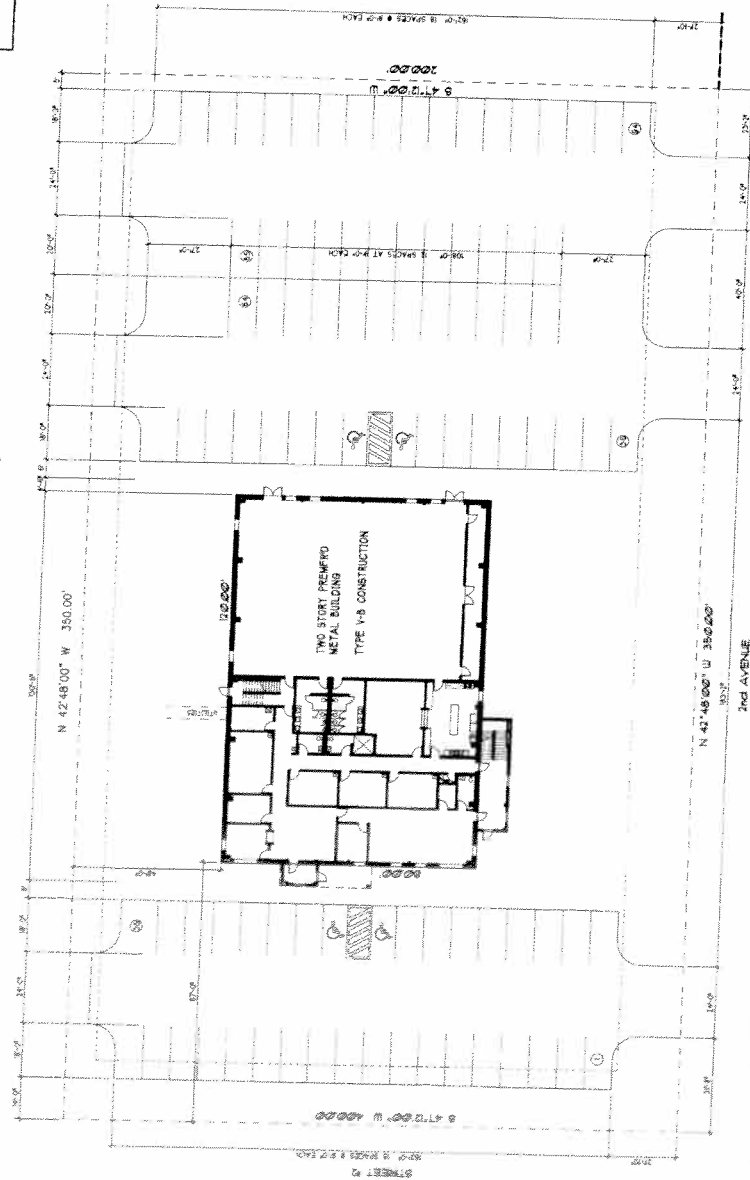
**Civil Engineer:**  
CRW ENGINEERING GROUP, LLC  
3800 Arctic Blvd., S. 203, LLC  
Anchorage, Alaska 99503  
(907) 562-3252 561-2273  
email: warriner@crweng.com

**Structural Engineer:**  
RANDY RANDOLPH, P.E.  
3160 C Street, S. 240  
Anchorage, Alaska 99503  
(907) 560-4555 227-0028 cell  
randolph.r@worldnet.att.net

**Mechanical Engineer:**  
DAVID HEUSSEY, P.E.  
4401 Lake George Drive  
Anchorage, Alaska 99504  
(907) 338-0700 335-0701 Fax  
email: heusser@alaska.net

**Electrical Engineer:**  
THOMPSON ENGINEERING  
721 Seacrest Street  
Anchorage, Alaska 99503  
(907) 522-1552  
email: jmparker@gdline.net

**FILE COPY**  
Project Title: **WOLF**  
Project # **03-7104**  
File # **1.01C**



**1 SITE PLAN**

SCALE 1/4"=0'-0" (24X36 FORMAT) 1/4"=0'-0" (11X17 FORMAT)

NOTE: VERIFY PLAT NOTES & MONITOR EASEMENTS.  
INDICATE EXISTING UTILITIES, DRAINAGE & OTHER SITE  
RELATED DATA. VERIFY CIVIL & SURVEY DRAWINGS.  
REF. COUL DMS FOR GRADING & DRAINAGE

## INDEX TO DRAWINGS

- T1 SITE PLAN & PROJECT DATA
- CIVIL:
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  - C2 GRADING PLAN
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- ARCHITECTURAL:
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  - A9 BUILDING SECTIONS
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- STRUCTURAL:
  - S1 STRUCTURAL NOTES AND FOUNDATION PLAN
  - S2 SECOND FLOOR FLOORING PLAN
  - S3 DETAILS
- MECHANICAL:
  - M1 SPECIFICATION, EQUIPMENT AND LEGEND
  - M2 MAIN FLOOR PLAN
  - M3 MAIN FLOOR PLAN
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- ELECTRICAL:
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  - E2 SECOND FLOOR ELECTRICAL POWER AND COMM
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## LEGAL/ CODE

<b>LEGAL DESCRIPTION:</b>	TANACROSS VILLAGE TOWNSHIP
<b>ZONING:</b>	N/A
<b>LOT SIZE:</b>	70,000 SF
<b>THIS BUILDING MEDICAL CENTER, MATERNITY FACILITY</b>	
<b>2000 INTERNATIONAL BUILDING CODE</b>	
<b>BUILDING DATA:</b>	
<b>USE:</b>	B1 A-3
<b>STORY TYPE:</b>	194 YN
<b>AREA:</b>	GROSS AREA: 10,355 SF GROSS PORTLAND
<b>PARKING CALCULATION</b>	
<b>MINIMUM CALL IN SPACES PROVIDED #1 MIN ACCESS NC</b>	

**Tanacross Multi-Use Community Health Center**  
Project Name  
Tanacross, Alaska

**SITE PLAN**  
Drawing Title  
Drawing No. 001  
Drawing Date 10-11-11  
Drawing Scale 1/4"=1'-0"

**T1**

**GPARCH**  
ARCHITECTS  
GARY PETERSON & ASSOCIATES, INC. 3150 C STREET, SUITE 240, ANCHORAGE, ALASKA 99503  
(907) 563-1544 (907) 563-1547 FAX  
OFFICE: (907) 563-1544  
WWW.GPARCHITECTS.COM



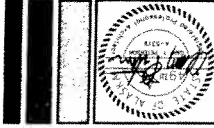
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4. he work shall begin and the building permit has been obtained. The contractor shall determine the necessity to obtain the building permit. The construction of the nodes at work.
5. all work shall comply with the 2000 International Building Code and all applicable codes. All work shall be in accordance with the applicable codes. The contractor shall be responsible for obtaining all necessary permits. The contractor shall be responsible for obtaining all necessary permits. The contractor shall be responsible for obtaining all necessary permits.
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	BUILDING SECTION
	WALL SECTION
	DETAIL
	GRID BUBBLE
	WALL ASSEMBLY TYPE
	ROOM NUMBER
	OPENING NUMBER
	ELEVATION
	PROPERTY LINE CORNER

[illegible]





GPARCH  
ARCHITECTS  
407 Parkside & Associates, Inc. 5150 E Street Suite 240 Anchorage, AK 99503  
907.563.1842 907.561.8847 fax 907.563.1847 www.gparch.com

Tanacross, Alaska  
Tanacross Multi-Use  
Community Health Center  
Project Name

Drawing Title  
SECOND FLOOR PLAN  
Project No. 004  
Drawing File 004  
Operator: MJO

A3

ROOM SQUARE FOOTAGE:

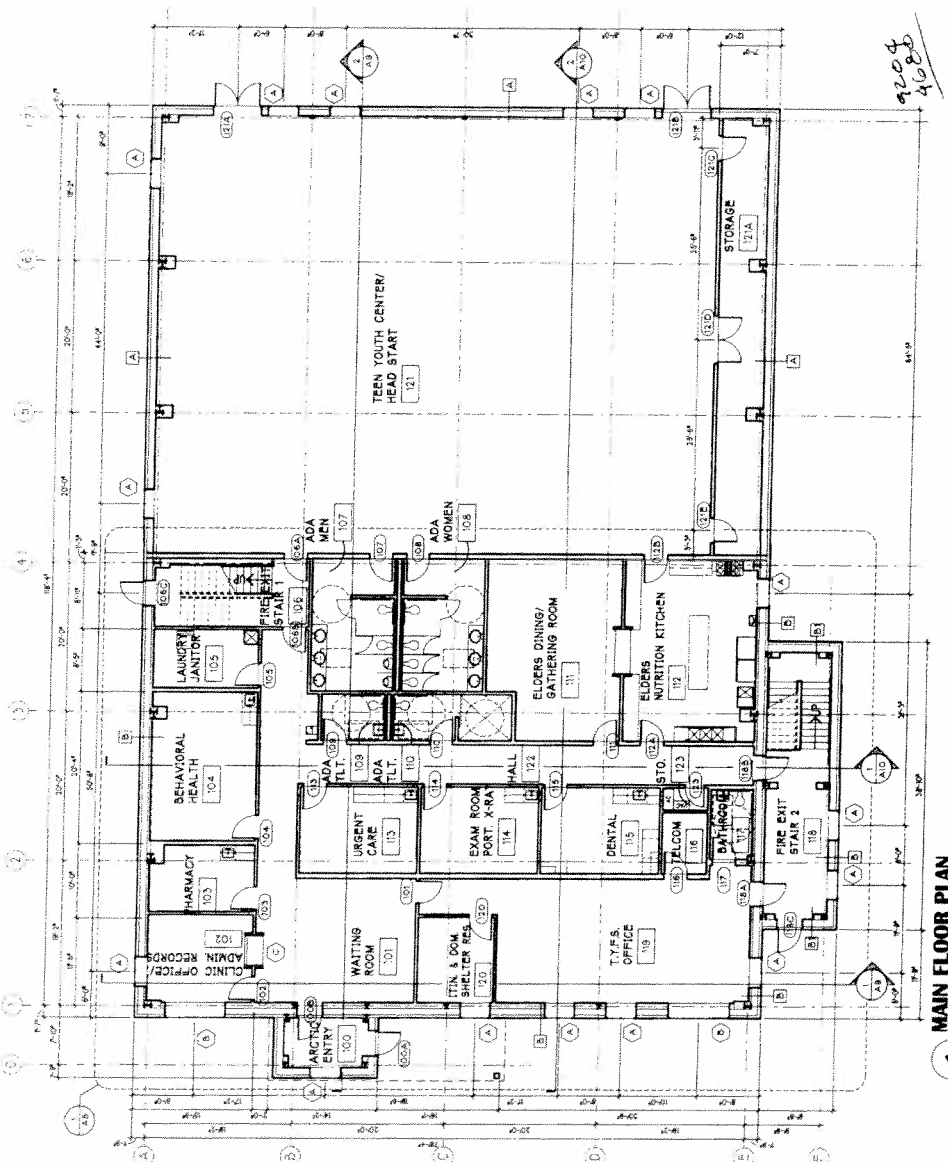
NUMBER	NAME	USEABLE AREA S.F.	NUMBER	NAME	USEABLE AREA S.F.
100	WAITING ENTRY	66	112	ELDER'S NUTRITION KITCHEN	416
101	WAITING ROOM	384	113	URGENT CARE	188
102	CLINIC OFFICE ADMIN/RECORDS	162	114	EXAM ROOM/ PORT. X-RAY	180
103	PHARMACY	153	115	DENTAL	188
104	BEHAVIORAL HEALTH	280	116	TELCON	46
105	LAUNDRY JANITOR	100	117	BATHROOM	64
106	EXIT STAIR 1	104	118	EXIT STAIR 2	350
107	ADA MEN	88	119	INTERNATIST OFFICE	676
108	ADA WOMEN	88	120	ITINERANT & DOMESTIC SHELTER	130
109	UNisex 1	50	121	TEEN YOUTH CNTR/ HEAD START	4406
110	UNisex 2	100	122	STORAGE	548
111	ELDER'S DINING/ BAKING ROOM	400			

WINDOW SCHEDULE

NO.	SIZE	MATERIAL	NOTES
1	4'-0" x 6'-0"	W-1	
2	4'-0" x 6'-0"	W-2	
3	4'-0" x 6'-0"	W-3	

WINDOW TYPES

TYPE	DESCRIPTION
W-1	STANDARD WINDOW
W-2	STANDARD WINDOW
W-3	STANDARD WINDOW



ROOM FINISH SCHEDULE

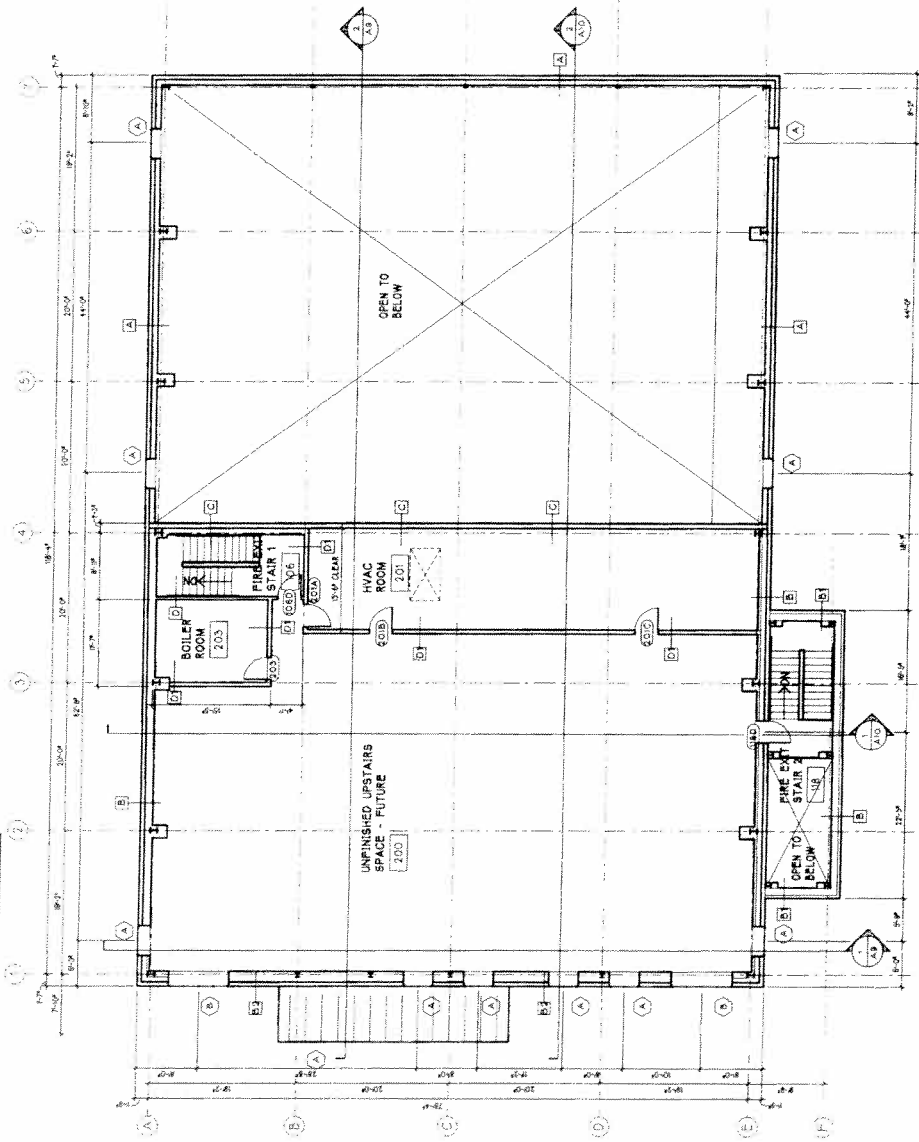
ROOM	FINISH
100	WAITING ENTRY
101	WAITING ROOM
102	CLINIC OFFICE ADMIN/RECORDS
103	PHARMACY
104	BEHAVIORAL HEALTH
105	LAUNDRY JANITOR
106	EXIT STAIR 1
107	ADA MEN
108	ADA WOMEN
109	UNisex 1
110	UNisex 2
111	ELDER'S DINING/ BAKING ROOM
112	ELDER'S NUTRITION KITCHEN
113	URGENT CARE
114	EXAM ROOM/ PORT. X-RAY
115	DENTAL
116	TELCON
117	BATHROOM
118	EXIT STAIR 2
119	INTERNATIST OFFICE
120	ITINERANT & DOMESTIC SHELTER
121	TEEN YOUTH CNTR/ HEAD START
122	STORAGE

DOOR SCHEDULE

DOOR	FINISH
100	WAITING ENTRY
101	WAITING ROOM
102	CLINIC OFFICE ADMIN/RECORDS
103	PHARMACY
104	BEHAVIORAL HEALTH
105	LAUNDRY JANITOR
106	EXIT STAIR 1
107	ADA MEN
108	ADA WOMEN
109	UNisex 1
110	UNisex 2
111	ELDER'S DINING/ BAKING ROOM
112	ELDER'S NUTRITION KITCHEN
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117	BATHROOM
118	EXIT STAIR 2
119	INTERNATIST OFFICE
120	ITINERANT & DOMESTIC SHELTER
121	TEEN YOUTH CNTR/ HEAD START
122	STORAGE

DOOR TYPES:

TYPE	DESCRIPTION
D-1	STANDARD DOOR
D-2	STANDARD DOOR
D-3	STANDARD DOOR



## UPPER FLOOR PLAN

NO.	U.L. SIZE	MATERIAL	NOTES
1	4'-0" x 6'-0"	CLARK	
2	4'-0" x 6'-0"		
3	4'-0" x 6'-0"		
4	4'-0" x 6'-0"		
5	4'-0" x 6'-0"		
6	4'-0" x 6'-0"		
7	4'-0" x 6'-0"		
8	4'-0" x 6'-0"		
9	4'-0" x 6'-0"		
10	4'-0" x 6'-0"		
11	4'-0" x 6'-0"		
12	4'-0" x 6'-0"		
13	4'-0" x 6'-0"		
14	4'-0" x 6'-0"		
15	4'-0" x 6'-0"		
16	4'-0" x 6'-0"		
17	4'-0" x 6'-0"		
18	4'-0" x 6'-0"		
19	4'-0" x 6'-0"		
20	4'-0" x 6'-0"		
21	4'-0" x 6'-0"		
22	4'-0" x 6'-0"		
23	4'-0" x 6'-0"		
24	4'-0" x 6'-0"		
25	4'-0" x 6'-0"		
26	4'-0" x 6'-0"		
27	4'-0" x 6'-0"		
28	4'-0" x 6'-0"		
29	4'-0" x 6'-0"		
30	4'-0" x 6'-0"		
31	4'-0" x 6'-0"		
32	4'-0" x 6'-0"		
33	4'-0" x 6'-0"		
34	4'-0" x 6'-0"		
35	4'-0" x 6'-0"		
36	4'-0" x 6'-0"		
37	4'-0" x 6'-0"		
38	4'-0" x 6'-0"		
39	4'-0" x 6'-0"		
40	4'-0" x 6'-0"		
41	4'-0" x 6'-0"		
42	4'-0" x 6'-0"		
43	4'-0" x 6'-0"		
44	4'-0" x 6'-0"		
45	4'-0" x 6'-0"		
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59	4'-0" x 6'-0"		
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65	4'-0" x 6'-0"		
66	4'-0" x 6'-0"		
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73	4'-0" x 6'-0"		
74	4'-0" x 6'-0"		
75	4'-0" x 6'-0"		
76	4'-0" x 6'-0"		
77	4'-0" x 6'-0"		
78	4'-0" x 6'-0"		
79	4'-0" x 6'-0"		
80	4'-0" x 6'-0"		
81	4'-0" x 6'-0"		
82	4'-0" x 6'-0"		
83	4'-0" x 6'-0"		
84	4'-0" x 6'-0"		
85	4'-0" x 6'-0"		
86	4'-0" x 6'-0"		
87	4'-0" x 6'-0"		
88	4'-0" x 6'-0"		
89	4'-0" x 6'-0"		
90	4'-0" x 6'-0"		
91	4'-0" x 6'-0"		
92	4'-0" x 6'-0"		
93	4'-0" x 6'-0"		
94	4'-0" x 6'-0"		
95	4'-0" x 6'-0"		
96	4'-0" x 6'-0"		
97	4'-0" x 6'-0"		
98	4'-0" x 6'-0"		
99	4'-0" x 6'-0"		
100	4'-0" x 6'-0"		

ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	DATE	TO DO	BY	STATUS	REMARKS	DATE	BY	STATUS
01	1ST FLOOR								
11	1ST FLOOR								
21	2ND FLOOR								
31	3RD FLOOR								
41	4TH FLOOR								
51	5TH FLOOR								
61	6TH FLOOR								
71	7TH FLOOR								
81	8TH FLOOR								
91	9TH FLOOR								
101	10TH FLOOR								
111	11TH FLOOR								
121	12TH FLOOR								
131	13TH FLOOR								
141	14TH FLOOR								
151	15TH FLOOR								
161	16TH FLOOR								
171	17TH FLOOR								
181	18TH FLOOR								
191	19TH FLOOR								
201	20TH FLOOR								
211	21ST FLOOR								
221	22ND FLOOR								
231	23RD FLOOR								
241	24TH FLOOR								
251	25TH FLOOR								
261	26TH FLOOR								
271	27TH FLOOR								
281	28TH FLOOR								
291	29TH FLOOR								
301	30TH FLOOR								
311	31ST FLOOR								
321	32ND FLOOR								
331	33RD FLOOR								
341	34TH FLOOR								
351	35TH FLOOR								
361	36TH FLOOR								
371	37TH FLOOR								
381	38TH FLOOR								
391	39TH FLOOR								
401	40TH FLOOR								
411	41ST FLOOR								
421	42ND FLOOR								
431	43RD FLOOR								
441	44TH FLOOR								
451	45TH FLOOR								
461	46TH FLOOR								
471	47TH FLOOR								
481	48TH FLOOR								
491	49TH FLOOR								
501	50TH FLOOR								
511	51ST FLOOR								
521	52ND FLOOR								
531	53RD FLOOR								
541	54TH FLOOR								
551	55TH FLOOR								
561	56TH FLOOR								
571	57TH FLOOR								
581	58TH FLOOR								
591	59TH FLOOR								
601	60TH FLOOR								

NOTES


1. CONTRACTOR SHALL NOTIFY CLIENT BEFORE STARTING ANY WORK IN ANY OF THE FOLLOWING ROOMS: KITCHEN, BATHROOM, TOILET, AND TVL.

[illegible]


4 PROVIDE LOCK TYPE DOOR HANDLE  
5 PROVIDE DOOR TO BE 3' 6" BY 7' 6" IN SIZE IN THE  
DOOR FRAME. THE DOOR FRAME SHALL BE 1 1/2" MIN. THICK  
TO CLASSIFIED AREA-4 & 5-1-4  
6 PROVIDE SIGN AT INTERIOR DOOR LEAD  
7 PROVIDE DOOR TO BE 3' 6" BY 7' 6" IN SIZE IN THE  
DOOR FRAME. THE DOOR FRAME SHALL BE 1 1/2" MIN. THICK  
TO CLASSIFIED AREA-4 & 5-1-4  
8 PROVIDE KEYS NUMBER OF "UNLIMITED"  
DOOR TO BE 3' 6" BY 7' 6" IN SIZE IN THE  
DOOR FRAME. THE DOOR FRAME SHALL BE 1 1/2" MIN. THICK  
TO CLASSIFIED AREA-4 & 5-1-4

**DOOR TYPES:**


TYPE A




TYPE B




TYPE C




TYPE D




TYPE E



TYPE F



TYPE G



TYPE H



TYPE I



TYPE J



TYPE K



TYPE L



TYPE M



TYPE N



TYPE O



TYPE P



TYPE Q



TYPE R



TYPE S



TYPE T



TYPE U



TYPE V



TYPE W



TYPE X



TYPE Y



TYPE Z



TYPE AA



TYPE AB



TYPE AC



TYPE AD



TYPE AE



TYPE AF



TYPE AG



TYPE AH



TYPE AI



TYPE AJ



TYPE AK



TYPE AL



TYPE AM



TYPE AN



TYPE AO



TYPE AP



TYPE AQ



TYPE AR



TYPE AS



TYPE AT



TYPE AU



TYPE AV



TYPE AW



TYPE AX



TYPE AY



TYPE AZ



TYPE BA



TYPE BB



TYPE BC



TYPE BD



TYPE BE



TYPE BF



TYPE BG



TYPE BH



TYPE BI



TYPE BJ



TYPE BK



TYPE BL



TYPE BM



TYPE BN



TYPE BO



TYPE BP



TYPE BQ



TYPE BR



TYPE BS



TYPE BT



TYPE BU



TYPE BV



TYPE BW



TYPE BX



TYPE BY



TYPE BZ



TYPE CA



TYPE CB



TYPE CC



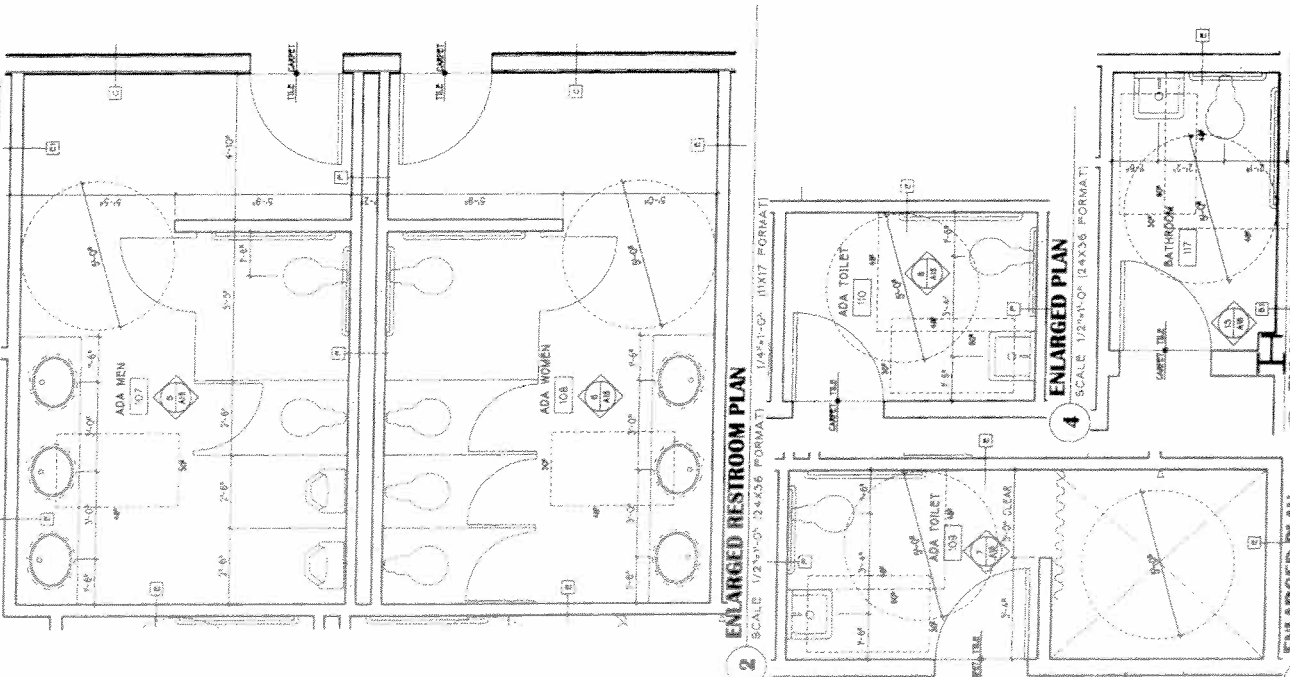
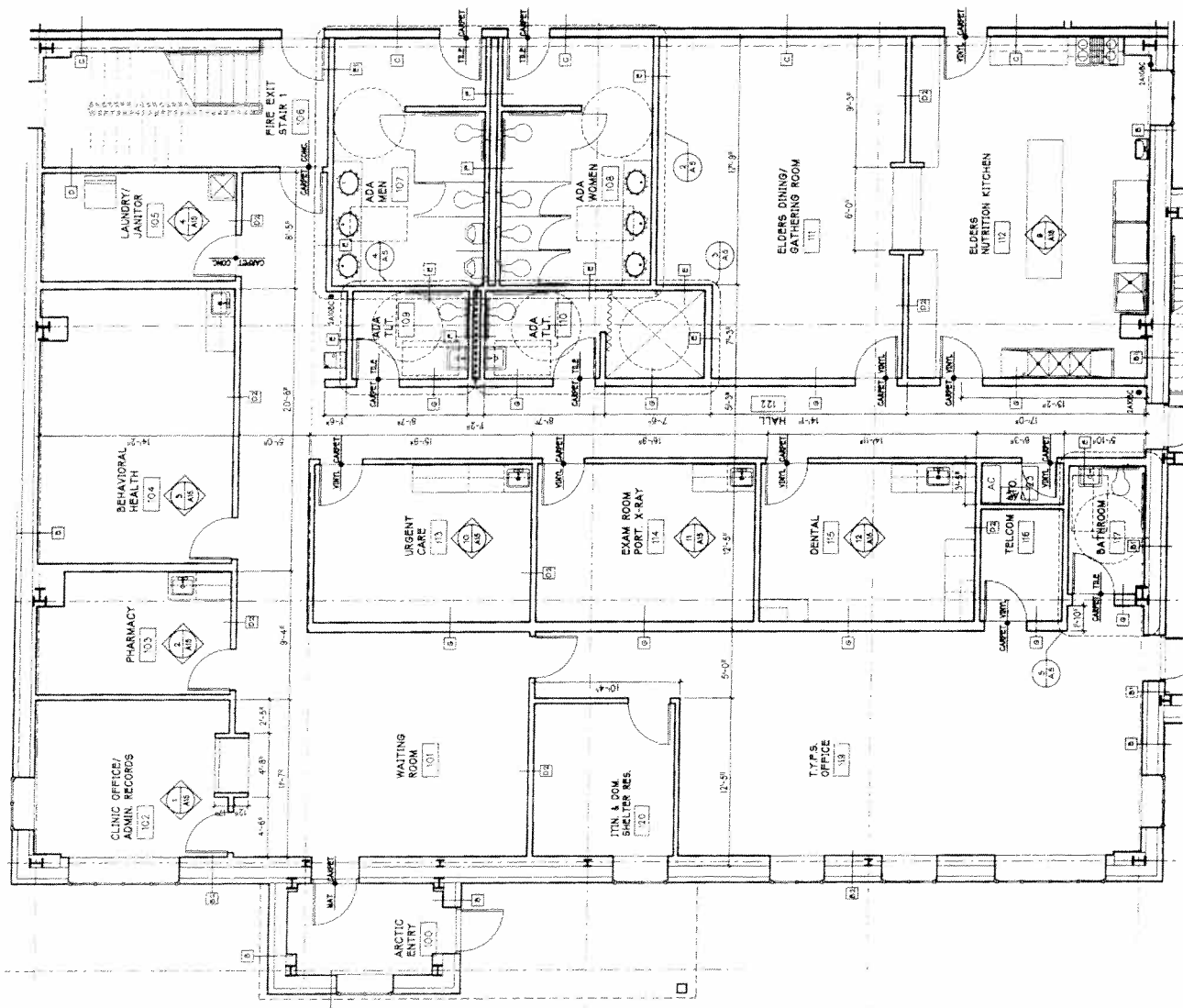
TYPE CD



TYPE CE



TYPE CF



ENLARGED MAIN FLOOR PLAN

ENLARGED RESTROOM PLAN

ENLARGED DINING PLAN

**Tanacross Multi-Use Community Health Center**  
Tanacross, Alaska

**Construction Cost Estimate**  
**Fair Cost Estimate**  
June 24, 2005



1225 E. International Airport Road, Suite 205  
Anchorage, Alaska 99518  
907.561.0790

**Prepared for:**

**Dihthadd Global Services, LLC**  
1000 Tanacross Boulevard  
Tanacross, Alaska 99776  
907.563.1215

**Documents**

Tanacross Multi-Use Community Health Center  
Plans and Specifications dated 4Mar2004, by GPARCH Architects

**Notes and Assumptions**

- 1 Materials storage area will be designated near the building.
- 2 Labor rates based on Davis Bacon, 60 hours/week
- 3 Weather, logistics and construction time window has been considered, assuming a spring start of construction.
- 4 Assumes a competitively bid procurement.
- 5 Substituted Asphalt for Concrete Paving

**Construction Cost Estimate**  
**Fair Cost Estimate**  
**June 24, 2005**

Tanacross Multi-Use Health Ctr Fair Cost Est R1.xls / 6/24/2005 / 4:37 PM

**Tanacross Multi-Use Community Health Center**  
**Tanacross, Alaska**  
**Prepared for Dihthadd Global Services, LLC by Estimations**

**Construction Cost Estimate**  
**Fair Cost Estimate**  
**June 24, 2005**

Line	No.	Description	Qty	UNITS	Material Costs Unit	Total	Units	Labor Hours Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
1	01	GENERAL REQUIREMENTS										
2												
3		<b>Project Management</b>										
4		Project Manager - 8 Hr/Week	45	WEEKS			8.000	360.0	\$32,155		\$32,155	\$32,155
5		Supervisor - 60 Hr/Week	43	WEEKS			60.000	2,580.0	\$164,604		\$164,604	\$164,604
6												
7		<b>Subsistence</b>										
8		Room & Board	1,322	MANDAY	\$100.00	\$132,234					\$132,234	\$132,234
9												
10		<b>Travel</b>										
11		Air Fare/Anchorage and Fairbanks	30	EA	\$400.00	\$12,000					\$12,000	\$12,000
12												
13		<b>Small Tools &amp; Consumables</b>										
14			1	LS	\$16,580.00	\$16,580					\$16,580	\$16,580
15		<b>Equipment</b>										
16		Pickup (2 Ea)	43	WEEKS						\$20,067	\$20,067	\$20,067
17		Forklift (1 Ea)	32	WEEKS						\$21,333	\$21,333	\$21,333
18		Flatbed (1 Ea)	43	WEEKS						\$21,500	\$21,500	\$21,500
19		Manlift (1 Ea)	22	WEEKS						\$9,900	\$9,900	\$9,900
20		Small Crane (1 Ea)	6	WEEKS						\$15,000	\$15,000	\$15,000
21												
22		<b>Surface Freight</b>										
23		Seattle - Job Site	242	TONS	\$160.00	\$38,697	2.857	691.0	\$42,322		\$81,019	\$81,019
24												
25		<b>Other Requirements</b>										
26		Project Meetings	10	EA			4.000	40.0	\$1,786		\$1,786	\$1,786
27		Project Schedule										
28		CPM - Set Up	15,301	SF	\$0.30	\$4,590					\$4,590	\$4,590
29		Updates	9	MTHS	\$350.00	\$3,150					\$3,150	\$3,150
30		Project Layout	15,301	SF	\$0.05	\$765	0.007	107.1	\$6,560		\$7,325	\$7,325
31		Quality Control	1	LS	\$1,000.00	\$1,000					\$1,000	\$1,000
32		Test Lab Services	20	EA	\$250.00	\$5,000					\$5,000	\$5,000
33												
34												
35												

**Tanacross Multi-Use Community Health Center**  
**Tanacross, Alaska**  
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**Construction Cost Estimate**  
**Fair Cost Estimate**  
**June 24, 2005**

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor		Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals	Cost	Cost			
36	Temporary Facilities											
37	Project Office Trailer	10	MTHS							\$5,000	\$5,000	\$5,000
38	Office Equipment/Supplies	10	MTHS	\$500.00	\$5,000					\$5,000	\$5,000	\$5,000
39	Project Tool Sheds	10	MTHS							\$2,000	\$2,000	\$2,000
40												
41												
42	Project Safety Equipment	1	LS	\$4,140.00	\$4,140						\$4,140	\$4,140
43												
44	Temporary Services											
45	Chemical Toilets (2 Ea @ 125)	10	MTHS	\$250.00	\$2,500						\$2,500	\$2,500
46	Power	10	MTHS	\$459.02	\$4,590						\$4,590	\$4,590
47	Lighting	15,301	SF	\$0.02	\$306	0.002	30.6	\$1,874			\$2,180	\$2,180
48	Heat Temporary	3	MOS	\$2,500.00	\$7,500						\$7,500	\$7,500
49												
50	Cleaning											
51	Progressive	15	MSF	\$2.00	\$31	1.143	17.5	\$1,072	\$31	\$1,134	\$1,134	\$1,134
52	Final	15	MSF	\$2.00	\$31	2.229	34.1	\$2,089	\$46	\$2,166	\$2,166	\$2,166
53	Windows	542	SF	\$0.25	\$136					\$136	\$136	\$136
54	Dumpsters	5	EA	\$700.00	\$3,500					\$3,500	\$3,500	\$3,500
55												
56	Record Documents	1	LS	\$1,000.00	\$1,000						\$1,000	\$1,000
57	Operations and Maintenance Manuals	1	LS	\$500.00	\$500	24.000	24.0	\$1,072		\$1,572	\$1,572	\$1,572
58	Contract Closeout and Training	1	LS	\$2,500.00	\$2,500					\$2,500	\$2,500	\$2,500
59												
60												
61												
62												
63												
64												
65	General Contractor Overhead & Profit	12%									\$428,987	\$428,987
66	General Contractor Bond & Insurance	3.5%									\$140,136	\$140,136
67												
68												
69												
70												
<b>Subtotal: 01 - GENERAL REQUIREMENTS: Cost based on 15,301 SF</b>					\$245,750	3,884.3	\$253,534	\$94,877	\$594,161	\$1,163,284		
Average Unit Price for this division is: \$76.03 per SF												
Average Labor Rate for this division: \$65.27 per hour												

**Tanacross Multi-Use Community Health Center**  
**Tanacross, Alaska**  
**Prepared for Dihthadd Global Services, LLC by Estimations**

**Construction Cost Estimate**  
**Fair Cost Estimate**  
**June 24, 2005**

Line No.	Description	Qty	UNITS	Material Costs Unit	Total	Labor Hours Units	Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
71											
72	<b>02 - SITEWORK</b>										
73											
74	<b>Clearing &amp; Grubbing</b>										
75	Clear & Grub	2	ACRE	\$5,500.00	\$9,288					\$9,288	\$10,681
76											
77	<b>Earthwork, Grading and Drainage</b>										
78	Rough Grading	45,147	SF			0.010	451.5	\$29,776	\$2,709	\$32,485	\$37,358
79	Excavation Under Slab, 3 Ft	1,308	CY			0.014	18.3	\$1,207	\$2,242	\$3,449	\$3,966
80	Foundation Excavation	712	CY			0.014	10.0	\$659	\$1,220	\$1,879	\$2,161
81	Haul Exc To Waste	2,019	CY			0.014	28.3	\$1,866	\$3,462	\$5,328	\$6,127
82	NFS Fill - Underslab, 2.67 Ft	2,095	TONS	\$2.00	\$4,190	0.091	190.6	\$12,570	\$7,961	\$24,721	\$28,429
83	Backfill Foundations	1,352	TONS	\$2.00	\$2,705	0.091	123.1	\$8,118	\$5,139	\$15,962	\$18,356
84	Sand Base Course 4"	190	CY	\$22.00	\$4,170	0.100	19.0	\$1,253	\$758	\$6,181	\$7,108
85											
86	Excavation For Parking, Walks, Drives, 1.5 Ft	2,845	CY			0.014	39.8	\$2,625	\$4,877	\$7,502	\$8,627
87	Haul Exc To Waste	2,845	CY			0.063	179.2	\$11,818	\$6,223	\$18,041	\$20,747
88	NFS Fill - Parking, Roads & Walks, 2 Ft	5,405	TONS	\$2.00	\$10,810	0.091	491.8	\$32,434	\$20,539	\$63,783	\$73,350
89											
90	<b>02741 Hot Asphalt Paving</b>										
91	Roadway Asphalt 2" W/4" Base	3,656	SY	\$26.48	\$96,811					\$96,811	\$111,333
92	MOB & De-MOB Included Above										
93	Parking Wheel Stops	94	EA	\$40.00	\$3,760	0.500	47.0	\$3,100	\$1,410	\$8,270	\$9,511
94	Paint 4" Lines On Pavement	1,852	LF	\$0.45	\$833					\$833	\$958
95	HCP Parking Markings	4	EA	\$15.00	\$60	1.000	4.0	\$264		\$324	\$373
96											
97	Walkway Asphalt 2" W/4" Base	223	SY	\$26.48	\$5,908					\$5,908	\$6,794
98											
99	<b>Site Improvements</b>										
100	New Signage	4	EA	\$175.00	\$700	1.500	6.0	\$396		\$1,096	\$1,260
101											
102	<b>02751 Cement Concrete Pavement</b>										
103	See Hot Asphalt Paving Above		<b>NONE</b>								
104											
105											

**Tanacross Multi-Use Community Health Center**  
**Tanacross, Alaska**  
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**Construction Cost Estimate**  
**Fair Cost Estimate**  
**June 24, 2005**

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor		Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals	Cost	Cost			
106												
107	<b>Sewer Piping , Arctic Pipe</b>	<b>90</b>	<b>LF</b>									
108	Trench Excavation W/Hyd. Exc. 5'	267	CY			0.053	14.2	\$936	\$767	\$1,703	\$1,958	
109	Backfill In Trenches W/Excavated Matl	267	CY			0.053	14.2	\$936	\$767	\$1,703	\$1,958	
110	Pipe Bedding	14	CY	\$19.80	\$267	0.050	0.7	\$46	\$44	\$357	\$410	
111	4" Arctic Pipe	90	LF	\$23.00	\$2,070	0.257	23.1	\$1,523		\$3,593	\$4,132	
112	Arctic Pipe Cleanup	1	EA	\$600.00	\$600	5.000	5.0	\$330		\$930	\$1,070	
113	Pressure Testing	90	LF			0.030	2.7	\$178		\$178	\$205	
114												
115	<b>Water Main</b>	<b>90</b>	<b>LF</b>									
116	Trench Excavation W/Hyd. Exc.	225	CY			0.053	11.9	\$785	\$645	\$1,430	\$1,645	
117	Backfill In Trenches	225	CY	\$14.00	\$3,150	0.053	11.9	\$785	\$645	\$4,580	\$5,267	
118	Pipe Bedding	18	CY	\$19.80	\$356	0.050	0.9	\$59	\$59	\$474	\$545	
119	2' Arctic Pipe	90	LF	\$28.00	\$2,520	0.314	28.3	\$1,866		\$4,386	\$5,044	
120	Connect To Existing	1	EA	\$350.00	\$350					\$350	\$403	
121	Hydrostatic Testing	90	LF			0.020	1.8	\$119		\$119	\$137	
122												
123	<b>Landscaping</b>											
124			<b>NONE</b>									
125												
126												
127												
128												
129												
130												
131												
132												
133												
134												
135												
136												
137												
138	<b>Subtotal: 02 - SITEWORK: Cost based on 15,301 SF</b>				\$148,548		1,723.3	\$113,649	\$59,464	\$321,661	\$369,913	
139	Average Unit Price for this division is: \$24.18 per SF											
140	Average Labor Rate for this division: \$65.95 per hour											

**Tanacross Multi-Use Community Health Center**  
**Tanacross, Alaska**  
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**Construction Cost Estimate**  
**Fair Cost Estimate**  
**June 24, 2005**

Line No.	Description	Qty	UNITS	Material Costs Unit	Total	Labor Hours Units	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
141										
142	<b>03 - CONCRETE</b>									
143										
144	<b>Footings - Thickened Slab, 12" Wide</b>	290	LF							
145	Forms	290	LF	\$0.85	\$246	0.100	\$1,933		\$2,179	\$2,179
146	Re-steel	1,730	LBS	\$0.75	\$1,297	0.027	\$3,113		\$4,410	\$4,410
147	Concrete	8	CY	\$185.00	\$1,563	1.286	\$727	\$127	\$2,417	\$2,417
148										
149	<b>Footings - Thickened Slab, 36" Wide</b>	65	LF							
150	Forms	65	LF	\$0.85	\$55	0.100	\$433		\$488	\$488
151	Re-steel	693	LBS	\$0.75	\$519	0.027	\$1,247		\$1,766	\$1,766
152	Concrete	4	CY	\$185.00	\$818	1.286	\$380	\$66	\$1,264	\$1,264
153										
154	<b>Footings - Thickened Slab, 60" Wide</b>	65	LF							
155	Forms	65	LF	\$0.85	\$55	0.100	\$433		\$488	\$488
156	Re-steel	962	LBS	\$0.75	\$722	0.027	\$1,733		\$2,455	\$2,455
157	Concrete	7	CY	\$185.00	\$1,286	1.286	\$593	\$104	\$1,983	\$1,983
158	Anchor Bolts	70	EA	\$7.00	\$492	0.314	\$1,473		\$1,965	\$1,965
159										
160	<b>Footings - Columns A, 5'x5'</b>	6	EA							
161	Forms	120	SF	\$1.06	\$127	0.125	\$1,000		\$1,127	\$1,127
162	Re-steel	438	LBS	\$0.75	\$329	0.027	\$787		\$1,116	\$1,116
163	Concrete	6	CY	\$185.00	\$1,079	1.286	\$500	\$88	\$1,667	\$1,667
164										
165	<b>Footings - Columns B, 3'x3'</b>	17	EA							
166	Forms	204	SF	\$1.06	\$216	0.125	\$1,700		\$1,916	\$1,916
167	Re-steel	426	LBS	\$0.75	\$319	0.027	\$767		\$1,086	\$1,086
168	Concrete	6	CY	\$185.00	\$1,101	1.286	\$513	\$89	\$1,703	\$1,703
169										
170	<b>Footings - Columns C, 5'x5'</b>	8	EA							
171	Forms	160	SF	\$1.06	\$170	0.125	\$1,333		\$1,503	\$1,503
172	Re-steel	584	LBS	\$0.75	\$438	0.027	\$1,053		\$1,491	\$1,491
173	Concrete	8	CY	\$185.00	\$1,439	1.286	\$667	\$117	\$2,223	\$2,223
174										
175										

**Tanacross Multi-Use Community Health Center**  
**Tanacross, Alaska**  
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**Construction Cost Estimate**  
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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
176											
177	Footings - Columns D, 2'x2'	1	EA								
178	Forms	8	SF	\$1.06	\$8	0.125	1.0	\$67		\$75	\$75
179	Re-steel	17	LBS	\$0.75	\$13	0.027	0.5	\$33		\$46	\$46
180	Concrete	0.16	CY	\$185.00	\$29	1.286	0.2	\$13	\$2	\$44	\$44
181	Anchor Bolts	4	EA	\$7.00	\$28	0.314	1.3	\$87		\$115	\$115
182											
183	Column Piers, Type A	6	EA								
184	Forms	144	SF	\$1.06	\$153	0.125	18.0	\$1,200		\$1,353	\$1,353
185	Re-steel	322	LBS	\$0.75	\$242	0.027	8.7	\$580		\$822	\$822
186	Concrete	2	CY	\$185.00	\$389	1.286	2.7	\$180	\$32	\$601	\$601
187	Anchor Bolts	24	EA	\$7.00	\$168	0.314	7.5	\$500		\$668	\$668
188											
189	Column Piers, Type B	17	EA								
190	Forms	362	SF	\$1.06	\$383	0.125	45.2	\$3,013		\$3,396	\$3,396
191	Re-steel	698	LBS	\$0.75	\$523	0.027	18.8	\$1,253		\$1,776	\$1,776
192	Concrete	5	CY	\$185.00	\$865	1.286	6.0	\$400	\$70	\$1,335	\$1,335
193	Anchor Bolts	68	EA	\$7.00	\$476	0.314	21.4	\$1,427		\$1,903	\$1,903
194											
195	Column Piers, Type C	8	EA								
196	Forms	224	SF	\$1.06	\$237	0.125	28.0	\$1,867		\$2,104	\$2,104
197	Re-steel	132	LBS	\$0.75	\$99	0.027	3.6	\$240		\$339	\$339
198	Concrete	4	CY	\$185.00	\$691	1.286	4.8	\$320	\$56	\$1,067	\$1,067
199	Anchor Bolts	32	EA	\$7.00	\$224	0.314	10.0	\$667		\$891	\$891
200											
201	Round Column/Pier Forms										
202	Sonotube - 16"	8	VLF								
203	Re-steel	70	LBS	\$5.40	\$43	0.229	1.8	\$120		\$163	\$163
204	Concrete	1	CY	\$0.75	\$53	0.027	1.9	\$127		\$180	\$180
205				\$185.00	\$185	1.286	1.3	\$87	\$15	\$287	\$287
206	Foundation Walls	484	LF								
207	Forms	3,871	SF	\$0.85	\$3,290	0.100	387.1	\$25,806		\$29,096	\$29,096
208	Re-steel	11,612	LBS	\$0.75	\$8,709	0.027	313.5	\$20,900		\$29,609	\$29,609
209	Concrete	38	CY	\$185.00	\$6,962	1.286	48.4	\$3,227	\$564	\$10,753	\$10,753
210											

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Line No.	Description	Qty	UNITS	Material Costs Unit	Total	Labor Units	Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
211											
212	Slab On Grade 4"	10,235	SF								
213	WWF	10,235	SF	\$0.20	\$2,047	0.006	61.4	\$4,093		\$6,140	\$6,140
214	Concrete	133	CY	\$185.00	\$24,544	1.575	209.0	\$13,933	\$1,990	\$40,467	\$40,467
215	Finish - Subcontract	10,235	SF	\$0.65	\$6,653					\$6,653	\$6,653
216	Control Joints	1,295	LF	\$0.50	\$647	0.040	51.8	\$3,453		\$4,100	\$4,100
217	Cure	10,235	SF	\$0.02	\$205	0.002	20.5	\$1,367		\$1,572	\$1,572
218											
219	Gypcrete Topping Slab 1.5"	5,066	SF								
220	Gypcrete	25	CY	\$231.25	\$5,781	1.575	39.4	\$2,627	\$375	\$8,783	\$8,783
221	Finish - Subcontract	5,066	SF	\$0.65	\$3,293					\$3,293	\$3,293
222	Cure	5,066	SF	\$0.02	\$101	0.002	10.1	\$673		\$774	\$774
223											
224											
225											
226											
227											
228											
229											
230											
231											
232											
233											
234											
235											
236											
237											
238											
239	04 - MASONRY		NONE								
240											
241											
242											
243											
244											
245											
<b>Subtotal: 03 - CONCRETE: Cost based on 15,301 SF</b>					\$79,312		1,629.7	\$108,645	\$3,695	\$191,652	\$191,652
Average Unit Price for this division is: \$12.53 per SF											
Average Labor Rate for this division: \$66.67 per hour											
<b>Subtotal: 04 - MASONRY: Cost based on 15,301 SF</b>											
Average Unit Price for this division is: \$0.00 per SF											
Average Labor Rate for this division: \$0.00 per hour											

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Line	No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor	Equip	Total	Total Cost
					Unit	Total	Units	Totals	Cost	Cost	Cost	w/ OH & P
246												
247	05	METALS										
248												
249	05120	Structural Steel										
250		Stair - Steel Frame	44	RISERS	\$128.00	\$5,632	1.143	50.3	\$3,689		\$9,321	\$11,651
251		Stair Landing	40	SF	\$45.00	\$1,800	0.200	8.0	\$587		\$2,387	\$2,984
252												
253		Miscellaneous Metals										
254		Misc Metals	15,301	SF	\$0.05	\$765	0.001	15.3	\$1,122		\$1,887	\$2,359
255		Stair Guardrail/Handrail	57	LF	\$125.00	\$7,125	0.329	18.8	\$1,379		\$8,504	\$10,630
256		Handrailing, 1 1/2" at Stairs	57	LF	\$16.50	\$941	0.114	6.5	\$477		\$1,418	\$1,773
257		Framing Hardware	15,301	SF	\$0.15	\$2,295					\$2,295	\$2,869
258												
259	05400	Cold-Formed Metal Framing										
260		Metal Framing 3-5/8" 20 Ga 16" o.c.	19,780	SF	\$0.65	\$12,857	0.019	375.8	\$22,573		\$35,430	\$38,973
261		Metal Framing 6" 18 GA 16" o.c.	5,476	SF	\$1.73	\$9,474	0.027	147.9	\$8,884		\$18,358	\$20,194
262												
263												
264												
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274												
275												
276												
277												
278												
279												
280												
<b>Subtotal: 05 - METALS: Cost based on 15,301 SF</b>						\$40,889		622.6	\$38,711		\$79,600	\$91,433
Average Unit Price for this division is: \$5.98 per SF												
Average Labor Rate for this division: \$62.18 per hour												

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**Construction Cost Estimate**  
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Line	No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor	Equip	Total	Total Cost
					Unit	Total	Units	Totals	Cost	Cost	Cost	w/ OH & P
281												
282	06	WOOD AND PLASTIC										
283												
284	06100	Rough Carpentry										
285		Partitions										
286		Blocking										
287		MDO 5/8"	1	LS	\$1,000.00	\$1,000					\$1,000	\$1,000
288			1,888	SF	\$1.58	\$2,982	0.017	32.1	\$2,140		\$5,122	\$5,122
289												
290		Shearwalls										
291		Plywood For Shearwalls, 1/2" CDX	19,932	SF	\$0.65	\$12,956	0.017	338.8	\$22,586		\$35,542	\$35,542
292		Holdowns	24	EA	\$25.00	\$600	1.500	36.0	\$2,400		\$3,000	\$3,000
293												
294		Floor Framing										
295		Floor Deck, 7/8" T&G Ply	5,066	SF	\$1.60	\$8,106	0.019	96.3	\$6,420		\$14,526	\$14,526
296												
297		Structural Glued Laminated Timber										
298		GLB To Support Deck, 5-1/8"x12"	282	BF	\$1.65	\$466	0.013	3.7	\$247		\$713	\$713
299												
300		Prefab Wood Trusses										
301		Floor Joists 18" BCI/650 at 24" O.C.	1,575	LF	\$6.65	\$10,474	0.036	56.7	\$3,780		\$14,254	\$14,254
302		Floor Joists 18" BCI/900 at 24" O.C.	825	LF	\$7.50	\$6,188	0.036	29.7	\$1,980		\$8,168	\$8,168
303												
304		06120 Structural Panels										
305		SIP Roof Panels - 6"	11,050	SF	\$10.00	\$110,497	0.063	696.1	\$46,406		\$156,903	\$156,903
306		SIP Wall Panels - 4-1/2"	13,493	SF	\$9.50	\$128,186	0.070	944.5	\$62,966		\$191,152	\$191,152
307												
308												
309												
310												
311												
312												
313												
314												
315												

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor		Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals	Cost	Cost			
316												
317	<b>06401 Exterior Architectural Woodwork</b>											
318	1"x2" Wood Battens	5,057	LF	\$0.20	\$1,011	0.015	75.9	\$5,060	\$6,071		\$6,071	\$6,071
319	3/4" Plywood Facia	667	SF	\$1.31	\$874	0.021	14.0	\$933	\$1,807		\$1,807	\$1,807
320	2"x12" Facia Board	972	BF	\$0.83	\$807	0.025	24.3	\$1,620	\$2,427		\$2,427	\$2,427
321												
322	<b>06402 Interior Architectural Woodwork</b>											
323	Solid Surface Window Sills	204	SF	\$30.00	\$6,120				\$6,120		\$6,120	\$6,120
324	Base Cabinets	12.5	LF	\$170.00	\$2,125	0.386	4.8	\$288	\$2,413		\$2,413	\$2,654
325	Base Cabinets, Exams	18	LF	\$170.00	\$3,060	0.386	6.9	\$414	\$3,474		\$3,474	\$3,821
326	Countertops, Plam	30.5	LF	\$27.00	\$824	0.100	3.1	\$186	\$1,010		\$1,010	\$1,111
327	Wall Cabinets	37	LF	\$90.00	\$3,285	0.314	11.5	\$691	\$3,976		\$3,976	\$4,374
328	Countertops, Plam Self Supported	31.5	LF	\$52.00	\$1,638	0.100	3.2	\$192	\$1,830		\$1,830	\$2,013
329	Reception Counter and Service Counter	11	LF	\$150.00	\$1,575	0.800	8.4	\$505	\$2,080		\$2,080	\$2,288
330	Vanity Counters	18	LF	\$50.00	\$900	0.100	1.8	\$108	\$1,008		\$1,008	\$1,109
331												
332												
333												
334												
335												
336												
337												
338												
339												
340												
341												
342												
343												
344												
345												
346												
347												
348	<b>Subtotal: 06 - WOOD AND PLASTIC: Cost based on 15,301 SF</b>											
349	Average Unit Price for this division is: \$30.34 per SF				\$303,674	2,387.8	\$158,922					
350	Average Labor Rate for this division: \$66.56 per hour									\$462,596	\$464,175	

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Line	No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor	Equip	Total	Total Cost
					Unit	Total	Units	Totals	Cost	Cost	Cost	w/ OH & P
351												
352	07	THERMAL & MOISTURE PROTECTION										
353												
354	07115	Dampproofing										
355		Bituminous Dampproofing	1,779	SF	\$0.40	\$712	0.019	33.8	\$2,357		\$3,069	\$3,683
356												
357	07210	Building Insulation										
358		2" Rigid at Grade Beam	1,779	SF	\$1.00	\$1,779	0.007	12.5	\$751		\$2,530	\$2,783
359		2" Rigid Under Slab Perimeter	1,779	SF	\$1.00	\$1,779	0.007	12.5	\$751		\$2,530	\$2,783
360		Sound Insulation	3,419	SF	\$0.25	\$855	0.003	10.3	\$619		\$1,474	\$1,621
361		3" Ceiling Sound Attenuation Blanket	1,335	SF	\$0.40	\$534	0.009	12.0	\$721		\$1,255	\$1,381
362												
363		Vapor Retarders										
364		Air Barrier	13,493	SF	\$0.16	\$2,159	0.003	40.5	\$2,700		\$4,859	\$4,859
365		Vapor Retarder, 6 Mil	13,493	SF	\$0.08	\$1,079	0.003	40.5	\$2,700		\$3,779	\$3,779
366		Vapor Retarder, 10 Mil (Underslab)	10,235	SF	\$0.12	\$1,228	0.002	20.5	\$1,367		\$2,595	\$2,595
367												
368	07460	Siding										
369		Fiber-Cement Siding										
370		Hardiplank Lap Siding, Colonial Roughsawn,	1,779	SF	\$1.02	\$1,815	0.039	69.4	\$4,627		\$6,442	\$6,442
		8" With 6-3/4" Exposure										
371		15# Felt	1,779	SF	\$0.06	\$107	0.003	5.3	\$353		\$460	\$460
372		Harditrim - 1-1/4"	845	LF	\$3.00	\$2,534	0.030	25.3	\$1,687		\$4,221	\$4,221
373												
374		Preformed Metal Roofing	11,050	SF								
375		Standing Seam Metal Roofing, 22Ga	11,050	SF	\$4.25	\$46,961	0.057	629.8	\$43,926		\$90,887	\$109,064
376		Ice & Water Shield	11,050	SF	\$0.29	\$3,204	0.007	77.3	\$5,391		\$8,595	\$10,314
377		Substrate	11,050	SF	\$0.25	\$2,762	0.006	66.3	\$4,624		\$7,386	\$8,863
378		Furring	11,050	SF	\$0.40	\$4,420	0.019	209.9	\$14,640		\$19,060	\$22,872
379												
380												
381												
382												
383												
384												

**Tanacross Multi-Use Community Health Center**  
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**Construction Cost Estimate**  
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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
385											
386	Firestopping	1	LS	\$1,000.00	\$1,000					\$1,000	\$1,200
387											
388	Flashing & Sheet Metal										
389	Base Flashing	445	LF	\$2.00	\$890	0.040	17.8	\$1,241		\$2,131	\$2,557
390	Misc Flashings	222	LF	\$2.00	\$445	0.040	8.9	\$621		\$1,066	\$1,279
391											
392	Joint Sealants	15,301	SF	\$0.05	\$765	0.003	45.9	\$3,060		\$3,825	\$3,825
393											
394											
395											
396											
397											
398											
399											
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403											
404											
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414											
415											
416											
417											
418											
419											
<b>Subtotal: 07 - THERMAL &amp; MOISTURE PROTECTION: Cost based on 15,301 SF</b>					\$75,028		1,338.5	\$92,136		\$167,164	\$194,581
Average Unit Price for this division is: \$12.72 per SF											
Average Labor Rate for this division: \$68.84 per hour											

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 June 24, 2005

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals	Cost	Cost		
420											
421	08 - DOORS AND WINDOWS										
422											
423	08110 Steel Doors & Frames										
424	HM Insulated 3'0"x7'0"	3	EA	\$400.00	\$1,200	2.000	6.0	\$400		\$1,600	\$1,600
425	HM Insulated 3'0"x7'0" Dbl	2	PAIR	\$800.00	\$1,600	3.000	6.0	\$400		\$2,000	\$2,000
426	HM Door, 3'0"x7'0"	11	EA	\$400.00	\$4,400	2.000	22.0	\$1,467		\$5,867	\$5,867
427	HM Door, PR 3'0"x7'0"	1	PAIR	\$800.00	\$800	3.000	3.0	\$200		\$1,000	\$1,000
428	Insul. HM Frame	6	EA	\$220.00	\$1,320	1.500	9.0	\$600		\$1,920	\$1,920
429	Wood Frames	32	EA	\$130.00	\$4,160	1.000	32.0	\$2,133		\$6,293	\$6,293
430	Add For 45 Min FR	7	EA	\$100.00	\$700					\$700	\$700
431	Add For 90 Min FR	4	EA	\$250.00	\$1,000					\$1,000	\$1,000
432	Add For Half Glass	1	EA	\$150.00	\$150					\$150	\$150
433											
434	08211 Wood Doors										
435	Solid Core Wood Flush Door 3x7	21	EA	\$450.00	\$9,450	1.500	31.5	\$2,100		\$11,550	\$11,550
436											
437	08560 Vinyl Windows	542	SF	\$38.00	\$20,608	0.143	77.6	\$5,173		\$25,781	\$25,781
438											
439	08582 Pass Window	2	EA	\$400.00	\$800	2.000	4.0	\$245		\$1,045	\$1,045
440											
441	08711 Finish Hardware										
442	Int Hardware Sets	33	EA	\$900.00	\$29,700	1.000	33.0	\$2,200		\$31,900	\$31,900
443	Ext Hardware Set	5	EA	\$1,900.00	\$9,500	3.000	15.0	\$1,000		\$10,500	\$10,500
444											
445	08800 Glazing										
446	Priced Above										
447											
448											
449											
450											
451											
452											
453											
454											
<b>Subtotal: 08 - DOORS AND WINDOWS: Cost based on 15,301 SF</b>					\$85,388		239.1	\$15,918		\$101,306	\$101,306
Average Unit Price for this division is: \$6.62 per SF											
Average Labor Rate for this division: \$66.57 per hour											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals	Cost	Cost	Cost	
455											
456	<b>09 - FINISHES</b>										
457											
458	<b>09260 - Gypsum Board</b>										
459	GWB 5/8" Walls	41,460	SF	\$0.33	\$13,682	0.019	787.7	\$47,313		\$60,995	\$67,095
460	Tape & Finish	42,720	SF	\$0.12	\$5,126	0.021	897.1	\$53,885		\$59,011	\$64,912
461	Suspended GWB Ceilings	997	SF	\$2.60	\$2,592	0.057	56.8	\$3,412		\$6,004	\$6,604
462	Column Covers	3,960	SF	\$1.40	\$5,544	0.040	158.4	\$9,514		\$15,058	\$16,564
463	<b>09310 - Ceramic Tile</b>										
464	Ceramic Floor Tile	593	SF	\$4.50	\$2,669	0.107	63.5	\$4,004		\$6,673	\$8,341
465	CBB	1,260	SF	\$0.45	\$567	0.010	12.6	\$794		\$1,361	\$1,701
466	CT Base	214	LF	\$3.75	\$804	0.107	22.9	\$1,444		\$2,248	\$2,810
467											
468	<b>09510 - Acoustical Ceilings</b>										
469	Acoustical Suspended Ceilings	10,891	SF	\$2.20	\$23,960	0.023	250.5	\$17,279		\$41,239	\$51,549
470	<b>09652 - Sheet Vinyl Flooring</b>										
471	Armstrong Medintech	1,826	SF	\$5.00	\$9,130	0.029	53.0	\$3,225		\$12,355	\$14,826
472											
473	<b>09653 Resilient Wall Base</b>										
474	Resilient Base	2,012	LF	\$0.77	\$1,549	0.019	38.2	\$2,325		\$3,874	\$4,649
475	<b>09680 - Carpet</b>										
476	Carpet, Comm'l Glue Down	7,146	SF	\$3.00	\$21,438	0.019	135.8	\$8,264		\$29,702	\$35,642
477											
478	<b>09775 Sanitary Wall Panels</b>										
479	FRP	2,634	SF	\$1.80	\$4,742	0.024	63.2	\$3,796		\$8,538	\$9,392
480	<b>09912 - Painting</b>										
481	Paint	26,157	SF	\$0.08	\$2,093	0.020	523.1	\$31,420		\$33,513	\$38,540
482	Paint Exterior	13,493	SF	\$0.22	\$2,969	0.021	283.4	\$17,023		\$19,992	\$22,991
483	Concrete Epoxy Sealer - Primer, Epoxy & Seale	5,670	SF	\$2.03	\$11,510	0.108	612.4	\$36,784		\$48,294	\$55,538
484	Paint Doors & Frames	38	EA	\$5.00	\$190	1.500	57.0	\$3,424		\$3,614	\$4,156
485											
486											
487	<b>Subtotal: 09 - FINISHES: Cost based on 15,301 SF</b>				\$108,565		4,015.6	\$243,906		\$352,471	\$405,310
488	Average Unit Price for this division is: \$26.49 per SF										
489	Average Labor Rate for this division: \$60.74 per hour										

**Tanacross Multi-Use Community Health Center**  
**Tanacross, Alaska**  
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**Construction Cost Estimate**  
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**June 24, 2005**

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals	Cost	Cost	Cost	
490											
491	<b>10 - SPECIALTIES</b>										
492											
493	<b>10155 Toilet Compartments</b>										
494	Standard Compartments	4	EA	\$800.00	\$3,200	3.000	12.0	\$721		\$3,921	\$4,313
495	H.C. Compartments	2	EA	\$900.00	\$1,800	3.000	6.0	\$360		\$2,160	\$2,376
496	<b>10260 Impact Resistant Wall Protection</b>										
497	Corner Protectors	5	EA	\$45.00	\$225	0.500	2.5	\$150		\$375	\$413
498	Wall Bumpers	125	LF	\$12.00	\$1,500	0.080	10.0	\$601		\$2,101	\$2,311
499											
500	<b>Signage</b>										
501		1	LS	\$5,000.00	\$5,000					\$5,000	\$5,500
502											
503	<b>10520 Fire Protection Specialties</b>										
504	FEC										
505	FE Bracket Mounted	1	EA	\$175.00	\$175	1.000	1.0	\$60		\$235	\$259
506	<b>10801 Toilet &amp; Bath Accessories</b>	2	EA	\$55.00	\$110	0.500	1.0	\$60		\$170	\$187
507	Toilet Paper Dispenser	9	EA	\$81.20	\$731	0.500	4.5	\$270		\$1,001	\$1,101
508	Soap Dispensers	6	EA	\$48.90	\$293	0.500	3.0	\$180		\$473	\$520
509	Seat Cover Dispenser	9	EA	\$52.70	\$474	0.250	2.3	\$138		\$612	\$673
510	Shower Seat - Handicap, None Shown										
511	Robe Hooks	1	EA	\$10.75	\$11	0.250	0.3	\$18		\$29	\$32
512	Shower Curtain Rod	1	EA	\$32.20	\$32	0.650	0.7	\$42		\$74	\$81
513	Shower Curtain W/Hooks	1	EA	\$28.00	\$28	0.250	0.3	\$18		\$46	\$51
514	Paper Towel/Waste - Recessed	5	EA	\$527.80	\$2,639	1.500	7.5	\$450		\$3,089	\$3,398
515	Paper Towel Dispenser - Surface Mount	1	EA	\$75.65	\$76	0.500	0.5	\$30		\$106	\$117
516	Grab Bar, Single Bar, 36"	5	EA	\$42.00	\$210	0.743	3.7	\$222		\$432	\$475
517	Grab Bar, Single Bar, 42"	6	EA	\$50.00	\$300	0.743	4.5	\$270		\$570	\$627
518	Sanitary Napkin Disposal, 1 Compart.	7	EA	\$21.20	\$148	0.500	3.5	\$210		\$358	\$394
519	Mirror 24" X 36"	9	EA	\$101.00	\$909	0.743	6.7	\$402		\$1,311	\$1,442
520	Under Lavatory Guard	5	EA	\$27.00	\$135	0.250	1.3	\$78		\$213	\$234
521	Janitor Mop/Broom Holder	1	EA	\$45.45	\$45	0.743	0.7	\$42		\$87	\$96
522											
523	<b>Subtotal: 10 - SPECIALTIES: Cost based on 15,301 SF</b>				\$18,041		72.0	\$4,322		\$22,363	\$24,600
524	Average Unit Price for this division is: \$1.61 per SF										
	Average Labor Rate for this division: \$60.03 per hour										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
525											
526	<b>11 - EQUIPMENT</b>										
527											
528	<b>11452 Appliances</b>										
529	Range/Oven - Gas 36" Viking VGIC365	1	EA	\$6,581.30	\$6,581	1.500	1.5	\$90		\$6,671	\$7,338
530	Range Hood - Viking VWH3648	1	EA	\$1,365.10	\$1,365	2.000	2.0	\$120		\$1,485	\$1,634
531	600 CFM Blower	1	EA	\$455.40	\$455	3.000	3.0	\$213		\$668	\$868
532	Refrigerator/Freezer - Viking VCBB363	2	EA	\$5,788.00	\$11,576	1.500	3.0	\$180		\$11,756	\$12,932
533	Combination Washer/Dryer - Whirlpool LTG6234DQ	1	EA	\$1,099.00	\$1,099	2.000	2.0	\$120		\$1,219	\$1,341
534											
535	<b>11455 Cabinetry</b>										
536	See Interior Architectural Woodwork 06402										
537											
538											
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558											
<b>Subtotal: 11 - EQUIPMENT: Cost based on 15,301 SF</b>					\$21,076		11.5	\$723		\$21,799	\$24,113
Average Unit Price for this division is: \$1.58 per SF											
Average Labor Rate for this division: \$62.87 per hour											

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Line No.	Description	Qty	UNITS	Material Costs Unit	Total	Units	Labor Hours Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
559											
560	12 - FURNISHINGS										
561											
562	Floor Mats - N.I.C.										
563											
564	12500 Window Blinds - N.I.C.										
565											
566	Furniture and Accessories - Not Included In The Estimate										
567											
568											
569											
570											
571											
572											
573											
574											
575	13 - SPECIAL CONSTRUCTION										
576											
577	Pre Engineered Metal Building										
578	Pre Engineered Metal Building, Frame	10,235	SF	\$7.60	\$77,784	0.080	818.8	\$60,046	\$8,188	\$146,018	\$182,522
579	General Requirements & Supervision	4	WEEKS	\$750.00	\$3,000	60.000	240.0	\$17,600		\$20,600	\$25,750
580											
581											
582											
583											
584											
585											
586											
587	14 - CONVEYING										
588											
589											
590											
591											
592											
593											
<b>Subtotal: 12 - FURNISHINGS: Cost based on 15,301 SF</b> Average Unit Price for this division is: \$0.00 per SF Average Labor Rate for this division: \$0.00 per hour											
<b>Subtotal: 13 - SPECIAL CONSTRUCTION: Cost based on 15,301 SF</b> Average Unit Price for this division is: \$13.61 per SF Average Labor Rate for this division: \$73.33 per hour											
<b>Subtotal: 14 - CONVEYING: Cost based on 15,301 SF</b> Average Unit Price for this division is: \$0.00 per SF Average Labor Rate for this division: \$0.00 per hour											

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Line No.	Description	Qty	UNITS	Material Costs Unit	Total	Labor Units	Labor Hours Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
594											
595	<b>15 - MECHANICAL</b>										
596											
597	<b>15010 General Conditions</b>										
598	Submittals	80	HRS	\$5.00	\$400	1.000	80.0	\$3,573		\$3,973	\$3,973
599	Supervision	16	WEEKS			20.000	320.0	\$20,416	\$1,000	\$21,416	\$21,416
600	Materials Control	16	WEEKS			20.000	320.0	\$8,166	\$1,100	\$9,266	\$9,266
601	Bond and Insurance (1%)	1	LS	\$6,400.00	\$6,400					\$6,400	\$6,400
602	Tools and Equipment (1% of Labor)	1	LS						\$2,500	\$2,500	\$2,500
603											
604	<b>15260 Piping Insulation</b>										
605	Fiberglass Pipe Insulation, 1" Thick W/ASJ										
606	Domestic Hot/Cold Water										
607	3/4" Pipe, Fittings	125	LF	\$1.50	\$188	0.070	8.8	\$596		\$784	\$941
608	1" Pipe, Fittings	120	LF	\$1.53	\$184	0.073	8.8	\$596		\$780	\$936
609	1-1/4" - 1/2" Pipe, Fittings	85	LF	\$1.86	\$158	0.076	6.5	\$440		\$598	\$718
610	2" Pipe, Fittings	60	LF	\$2.03	\$122	0.080	4.8	\$325		\$447	\$536
611	Hydronic										
612	3/4" Pipe, Fittings	580	LF	\$1.50	\$870	0.070	40.6	\$2,748		\$3,618	\$4,342
613	1" Pipe, Fittings	175	LF	\$1.53	\$268	0.073	12.8	\$866		\$1,134	\$1,361
614	1-1/4" - 1/2" Pipe, Fittings	120	LF	\$1.86	\$223	0.076	9.1	\$616		\$839	\$1,007
615	2" Pipe, Fittings	100	LF	\$2.03	\$203	0.080	8.0	\$541		\$744	\$893
616	2-1/2" - 3" Pipe, Fittings	100	LF	\$2.53	\$253	0.089	8.9	\$602		\$855	\$1,026
617	Sched 40 Blk Steel										
618	4" Pipe, Fittings	100	LF	\$3.26	\$326	0.107	10.7	\$724		\$1,050	\$1,260
619	6" Pipe, Fittings	100	LF	\$3.99	\$399	0.133	13.3	\$900		\$1,299	\$1,559
620	VTR	2	EA	\$20.00	\$40	1.400	2.8	\$189		\$229	\$275
621											
622	<b>15290 Ductwork Insulation</b>										
623	Glass Fiber, Flexible Ductwrap, .75 Lb, FSK										
624	2" Thick (Typ For O/A Ducts, Round)	310	SF	\$0.34	\$105	0.053	16.4	\$1,110		\$1,215	\$1,458
625											
626	Glass Fiber, Fire Resistant Liner, 1-1/2 Lb										
627	1" Thick (Typ For S/A Ducts, Round)	3,050	SF	\$0.46	\$1,403	0.046	140.3	\$9,495		\$10,898	\$13,078
628	2" Thick (Typ For S/A Ducts, Round)	2,540	SF	\$0.95	\$2,413	0.053	134.6	\$9,109		\$11,522	\$13,826

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Line	No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor		Equip		Total		Total Cost
					Unit	Total	Units	Totals	Cost		Cost		Cost		w/ OH & P
629															
630	15330	Fire Protection Systems													
631		None Shown													
632															
633	15400	Plumbing Piping													
634		Below Grade DWV, Cast Iron No-Hub													
635		1-1/2" - 2" Pipe & Fittings	110	LF	\$4.71	\$518	0.254	27.9	\$1,918				\$2,436	\$3,167	
636		3" Pipe & Fittings	80	LF	\$6.35	\$508	0.267	21.4	\$1,472				\$1,980	\$2,574	
637		4" Pipe & Fittings	175	LF	\$7.95	\$1,391	0.291	50.9	\$3,500				\$4,891	\$6,358	
638		Rain Leader, Svc Wt Cast Iron													
639		3" Pipe & Fittings	50	LF	\$6.35	\$318	0.267	13.4	\$921				\$1,239	\$1,611	
640		Domestic HW/CW Supply, Type L Copper													
641		1/2" Pipe, Fittings	150	LF	\$1.54	\$231	0.099	14.9	\$1,025				\$1,256	\$1,633	
642		3/4" Pipe, Fittings	125	LF	\$2.07	\$259	0.105	13.1	\$901				\$1,160	\$1,508	
643		1" Pipe, Fittings	120	LF	\$2.70	\$324	0.118	14.2	\$976				\$1,300	\$1,690	
644		1-1/4" - 1-1/2" Pipe, Fittings	85	LF	\$4.25	\$361	0.154	13.1	\$901				\$1,262	\$1,641	
645		2" Pipe, Fittings	60	LF	\$6.35	\$381	0.190	11.4	\$784				\$1,165	\$1,515	
646		Domestic HW/CW, Ductile Iron													
647		4" Pipe, Fittings	100	LF	\$13.89	\$1,389	0.200	20.0	\$1,375				\$2,764	\$3,593	
648		Sterilization	1	LS	\$25.00	\$25	12.800	12.8	\$880				\$905	\$1,177	
649															
650	15440	Plumbing Fixtures and Trim													
651		T-1: Water Closet, Flush Valve	4	EA	\$613.16	\$2,453	8.000	32.0	\$2,200				\$4,653	\$6,049	
652		T-2: Wall Hung Water Closet, ADA	5	EA	\$781.77	\$3,909	8.000	40.0	\$2,750				\$6,659	\$8,657	
653		L-1: Countertop Lavatory	4	EA	\$454.00	\$1,816	5.000	20.0	\$1,375				\$3,191	\$4,148	
654		L-2: Countertop Lavatory, ADA	2	EA	\$524.00	\$1,048	8.000	16.0	\$1,100				\$2,148	\$2,792	
655		UR-1: Wall Hung Urinal	2	EA	\$355.00	\$710	8.000	16.0	\$1,100				\$1,810	\$2,353	
656		SH-1: Staff Shower	1	EA	\$465.00	\$465	12.000	12.0	\$825				\$1,290	\$1,677	
657		DF-1: Drinking Fountain, St. Stl., ADA	1	EA	\$610.00	\$610	6.000	6.0	\$413				\$1,023	\$1,330	
658		HB-1: Hose Bibb, T-Handle	2	EA	\$25.00	\$50	4.000	8.0	\$550				\$600	\$780	
659		CS-1: St. Stl. Sink	4	EA	\$390.00	\$1,560	8.000	32.0	\$2,200				\$3,760	\$4,888	
660		CS-3: St. Stl. Sink, Three Compartment	1	EA	\$670.00	\$670	8.000	8.0	\$550				\$1,220	\$1,586	
661		WB-1: Washer Wall Box, Flush Mtd	1	EA	\$45.00	\$45	4.000	4.0	\$275				\$320	\$416	
662		PREP: Food Preparation Sink	1	EA	\$785.00	\$785	8.000	8.0	\$550				\$1,335	\$1,736	
663		MSB-1: Mop Service Basin	1	EA	\$800.00	\$800	8.000	8.0	\$550				\$1,350	\$1,755	

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Equip Cost	Total Cost	Total w/ OH & P
				Unit	Total	Units	Totals			
664										
665	<b>15450 Plumbing Specialties, Equipment</b>									
666	Floor Drains									
667	2", Cast Iron Body, Ni-Bronze Grate	4	EA	\$85.00	\$340	1.600	6.4	\$440	\$780	\$1,014
668	3", Cast Iron Body, Ni-Bronze Grate	1	EA	\$92.00	\$92	1.600	1.6	\$110	\$202	\$263
669	Floor Sink, 3", Enameled CI Body	4	EA	\$126.00	\$504	1.600	6.4	\$440	\$944	\$1,227
670	4" Floor Cleanouts	8	EA	\$65.00	\$520	1.330	10.6	\$729	\$1,249	\$1,624
671	4" Yard Cleanout	1	EA	\$85.00	\$85	1.330	1.3	\$89	\$174	\$226
672	Vent Thru Roof, 4"	2	EA	\$65.00	\$130	1.000	2.0	\$138	\$268	\$348
673	Water Hammer Arresters									
674	PDI Type A	2	EA	\$56.00	\$112	0.800	1.6	\$110	\$222	\$289
675	PDI Type B	2	EA	\$75.00	\$150	0.800	1.6	\$110	\$260	\$338
676	Trap Primer	2	EA	\$100.00	\$200	1.500	3.0	\$206	\$406	\$528
677	Grease Interceptor	1	EA	\$1,625.00	\$1,625	3.000	3.0	\$206	\$1,831	\$2,380
678	HWM-1: Hot Water Maker, 120 Gal, Amtrol	1	EA	\$2,150.00	\$2,150	10.000	10.0	\$688	\$2,838	\$3,689
679										
680										
681	<b>15500 Hydronic Piping &amp; Equipment</b>									
682	<b>Pipe &amp; Fittings, Copper Type L</b>									
683	Heating System Piping, Copper Type L									
684	3/4" Pipe, Fittings	580	LF	\$2.07	\$1,201	0.105	60.9	\$4,188	\$5,389	\$7,006
685	1" Pipe, Fittings	175	LF	\$2.70	\$473	0.118	20.7	\$1,423	\$1,896	\$2,465
686	1-1/4" - 1-1/2" Pipe, Fittings	120	LF	\$4.25	\$510	0.154	18.5	\$1,272	\$1,782	\$2,317
687	2" Pipe, Fittings	100	LF	\$6.35	\$635	0.190	19.0	\$1,306	\$1,941	\$2,523
688	2-1/2" - 3" Pipe, Fittings	100	LF	\$12.65	\$1,265	0.286	28.6	\$1,967	\$3,232	\$4,202
689	Sched 40 Blk Steel									
690	4" Pipe, Fittings	100	LF	\$13.89	\$1,389	0.200	20.0	\$1,375	\$2,764	\$3,593
691	6" Pipe, Fittings	100	LF	\$24.22	\$2,422	0.348	34.8	\$2,393	\$4,815	\$6,260
692	8" Pipe, Fittings	100	LF	\$39.49	\$3,949	0.400	40.0	\$2,750	\$6,699	\$8,709
693										
694										
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					Unit	Total	Units	Totals	Cost	Cost	Cost	w/ OH & P
699		<b>Hydronic Specialties</b>										
700		Auto Air Vent, High Capacity	1	EA	\$575.00	\$575	1.330	1.3	\$89		\$664	\$863
701		Air Separator	1	EA	\$1,420.00	\$1,420	8.000	8.0	\$550		\$1,970	\$2,561
702		Expansion Tanks										
703		Diaphragm Type Expansion Tank, 62 Gal	1	EA	\$575.00	\$575	3.000	3.0	\$206		\$781	\$1,015
704		DHW Expansion Tank	1	EA	\$150.00	\$150	2.000	2.0	\$138		\$288	\$374
705		ET-2: Expansion Tank, 4.4 Gal	1	EA	\$95.00	\$95	2.000	2.0	\$138		\$233	\$303
706		Well X-TROL Tank, 2 Gal	1	EA	\$85.00	\$85	1.500	1.5	\$103		\$188	\$244
707		Relief Valve, ASME	2	EA	\$135.00	\$270	2.000	4.0	\$275		\$545	\$709
708		Pressure Gauges	4	EA	\$65.00	\$260	0.500	2.0	\$138		\$398	\$517
709		Thermometers	6	EA	\$45.00	\$270	0.500	3.0	\$206		\$476	\$619
710		Pump, Equipment Flex Connector	4	EA	\$150.00	\$600	1.000	4.0	\$275		\$875	\$1,138
711		Glycol System										
712		Mixing Tank	1	EA	\$850.00	\$850	6.000	6.0	\$413		\$1,263	\$1,642
713		Propylene Glycol	562	GAL	\$8.00	\$4,495	0.085	47.8	\$2,928		\$7,423	\$7,423
714		Valves, Piping, Feed Reg, Controls	1	LS	\$400.00	\$400	4.000	4.0	\$245		\$645	\$645
715		<b>15540 HVAC Pumps</b>										
716		CP-1: Heating Pump, 45 GPM, 3/4 HP	4	EA	\$875.00	\$3,500	6.000	24.0	\$1,650		\$5,150	\$6,695
717		H&V-1, 2: Coil Circ. Pump, 25 GPM, Frac. HP	2	EA	\$550.00	\$1,100	4.000	8.0	\$550		\$1,650	\$2,145
718		HWCP: Hot Water Circ. Pump, 4 GPM, Frac. HP	1	EA	\$200.00	\$200	2.000	2.0	\$138		\$338	\$439
719		<b>Cast Iron Boilers</b>										
720		Boilers - Cast Iron Oil Fired, 646 MBH	1	EA	\$7,685.00	\$7,685	40.000	40.0	\$2,750		\$10,435	\$13,566
721		Boiler Trim, Foundation, Specialties	1	LS	\$5,760.00	\$5,760	30.000	30.0	\$2,063		\$7,823	\$10,170
722		<b>Stack and Flue Vents</b>										
723		Pressure Stack, 8"	32	LF	\$41.50	\$1,328	0.308	9.9	\$681		\$2,009	\$2,612
724		Fittings, 8"	6	EA	\$200.00	\$1,200	0.615	3.7	\$254		\$1,454	\$1,890
725		Roof Support Assy, Penetration, Curb	2	EA	\$300.00	\$600	0.909	1.8	\$124		\$724	\$941
726		Stack Cap, Supports	2	EA	\$200.00	\$400	0.485	1.0	\$69		\$469	\$610
727												
728												
729												
730												
731												
732												
733												

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				Unit	Total	Units	Totals			
734	<b>Fuel Oil System</b>									
735	Fuel Tank, 3000 Gal Dbl Wall, ACE, AC30002k1, On Timber Support	1	EA	\$12,100.00	\$12,100	40.000	40.0	\$2,750	\$14,850	\$19,305
736	Incl Level Gauge, Valves, Fittings, Vent	60	LF	\$2.08	\$125	0.049	2.9	\$199	\$324	\$421
737	FOS, FOR Piping, 1/2" - 3/4" Type K	50	LF	\$3.20	\$160	0.129	6.5	\$447	\$607	\$789
738	FOS, FOR Piping, 1" Type K	1	EA	\$1,420.00	\$1,420	8.000	8.0	\$550	\$1,970	\$2,561
740	Day Tank/Pump Pkg, 50 Gal, Simplex -50	1	EA	\$22.00	\$22	0.500	0.5	\$34	\$56	\$73
741	Fuel Filter	1	EA	\$50.00	\$50	0.500	0.5	\$34	\$84	\$109
742	Fuel Filter/Water Separator	4	EA	\$26.00	\$104	0.500	2.0	\$138	\$242	\$315
743	Oil Safety Valve, 1/2"	4	EA	\$22.90	\$92	0.500	2.0	\$138	\$230	\$299
744	Fusible Gate Valve, 1/2"	2	EA	\$80.00	\$160	1.000	2.0	\$138	\$298	\$387
745	Solenoid Valve	2	EA	\$22.00	\$44	0.500	1.0	\$69	\$113	\$147
746	Fusible Check Valve, 1/2"	2	EA	\$27.95	\$56	0.750	1.5	\$103	\$159	\$207
747	6" Drip Pan Under Burner	15	LF	\$15.00	\$225	0.200	3.0	\$206	\$431	\$560
748	4" Dia CI Soil Pipe									
749										
750	<b>Terminal Heat Transfer Units</b>									
751	(Typ Assy Includes Fittings, AAV, Ctrl Valve,									
752	Isolation Valves, Bal Valve)									
753	Duct Coils, VAV Box Coils	8	EA	\$285.00	\$2,280	1.750	14.0	\$963	\$3,243	\$4,216
754	Baseboard Radiation									
755	No. Of Units (Zones)	12	EA	\$75.00	\$900	2.000	24.0	\$1,650	\$2,550	\$3,315
756	Enclosure, 24"	250	LF	\$20.00	\$5,000	0.200	50.0	\$3,438	\$8,438	\$10,969
757	Fintube, 3/4", 1 Row	144	LF	\$13.50	\$1,944	0.200	28.8	\$1,980	\$3,924	\$5,101
758	Unit Heaters	3	EA	\$700.00	\$2,100	4.000	12.0	\$825	\$2,925	\$3,803
759	Cabinet Unit Heaters	6	EA	\$893.00	\$5,358	4.000	24.0	\$1,650	\$7,008	\$9,110
760										
761	<b>15800 Air Distribution</b>									
762	Component Air Handlers, Incl Mix Box, Coils,									
763	Filter Section, Int. Isolation									
764	AHU-1: 9000 CFM	1	EA	\$22,500.00	\$22,500	40.000	40.0	\$2,811	\$25,311	\$32,904
765	AHU-1: 15000 CFM	1	EA	\$37,500.00	\$37,500	40.000	40.0	\$2,811	\$40,311	\$52,404
766										
767										
768										

**Tanacross Multi-Use Community Health Center**  
**Tanacross, Alaska**  
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**Construction Cost Estimate**  
**Fair Cost Estimate**  
**June 24, 2005**

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
769	Fans										
770	CF-1: Ceiling Fan, 41000 CFM	3	EA	\$1,250.00	\$3,750	2,500	7.5	\$459		\$4,209	\$4,209
771	EF-1: Restroom Fan 600 CFM, Frac. HP	2	EA	\$375.00	\$750	2,000	4.0	\$245		\$995	\$995
772	EF-2: Individual Restroom Fan, 75 CFM	3	EA	\$200.00	\$600	2,000	6.0	\$367		\$967	\$967
773	SF-1: 1500 CFM, Frac. HP	1	EA	\$985.00	\$985	3,000	3.0	\$184		\$1,169	\$1,169
774	Ductwork										
775	Low Velocity Duct, Incl Allowance										
776	For Waste, Supports and Joints										
777	Round Spiral, Galvanized										
778	Rectangular, Galvanized	5,025	LBS	\$2.40	\$12,060	0.113	567.8	\$39,897		\$51,957	\$67,544
779	Ductwork Accessories	3,950	LBS	\$2.85	\$11,258	0.126	497.7	\$34,971		\$46,229	\$60,098
780	Fire/Smoke Dampers										
781	Duct Access Doors ( Access Hatch)	2	EA	\$350.00	\$700	2,000	4.0	\$281		\$981	\$1,275
782	Volume Dampers	2	EA	\$28.00	\$56	0.750	1.5	\$105		\$161	\$209
783	Backdraft Dampers	27	EA	\$18.00	\$486	0.500	13.5	\$949		\$1,435	\$1,866
784	Flex Duct Connectors	2	EA	\$50.00	\$100	1,000	2.0	\$141		\$241	\$313
785	Air Outlets and Inlets: Diffusers, Grilles Incl Boots,	22	EA	\$24.00	\$528	0.750	16.5	\$1,159		\$1,687	\$2,193
786	Mtg Hdwr. Frames, Accessories										
787	S/A Diffusers										
788	CD-1: Ceiling Diffusers	22	EA	\$55.00	\$1,210	1,250	27.5	\$1,684		\$2,894	\$2,894
789	DJ-3: Diffuser	5	EA	\$50.00	\$250	1,000	5.0	\$306		\$556	\$556
790	RG-1: Return Grille	17	EA	\$35.00	\$595	0.660	11.2	\$686		\$1,281	\$1,281
791	RG-2: Return Grille	5	EA	\$45.00	\$225	1,000	5.0	\$306		\$531	\$531
792	Louvers, Fixed Alum Incl. Birdscreen	48	SF	\$40.00	\$1,920	0.167	8.0	\$562		\$2,482	\$3,227
793	Exhaust Hood Duct W/Wall Cap	5	EA	\$115.00	\$575	2,000	10.0	\$703		\$1,278	\$1,661
794	Roof Top Relief Hood 48"X84" W/Roof Curb, Bt	1	EA	\$325.00	\$325	4,000	4.0	\$281		\$606	\$788
795											
796											
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Line No.	Description	Qty	UNITS	Material Costs Unit	Total	Labor Hours Units	Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
804											
805	15970 Control Systems										
806	Control Points	74	PTS	\$700.00	\$51,800					\$51,800	\$64,750
807											
808	15990 Balancing & Testing										
809	Balance Hydronic System	1	LS	\$200.00	\$200	11.000	11.0	\$773		\$973	\$1,216
810	Balance Air Systems	1	LS	\$200.00	\$200	42.250	42.3	\$2,971		\$3,171	\$3,964
811	Commissioning, Startup	1	LS	\$200.00	\$200	120.000	120.0	\$8,427		\$8,627	\$10,784
812											
813											
814											
815											
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833											
834											
835											
836	<b>Subtotal: 15 - MECHANICAL: Cost based on 15,301 SF</b>										
837	Average Unit Price for this division is: \$41.63 per SF										
838	Average Labor Rate for this division: \$64.30 per hour										
				\$265,064		3,738.7		\$240,417	\$4,600	\$510,081	\$637,012

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total w/ OH & P
				Unit	Total	Units	Totals				
839											
840	16 - ELECTRICAL										
841											
842	16010 Basic Electrical Requirements										
843	Field Engineering: Submittals, Shop & Record										
844	Dwgs, Operating Instructions, O&M Manuals	40	HRS		\$200	1.000	40.0	\$1,786		\$1,986	\$1,986
845	Permits, Tests, Inspections	1	LS	\$5.00							
846	Supervision	8	WEEKS	\$100.00	\$100	40.000	40.0	\$2,450		\$2,550	\$2,550
847	Materials Control	8	WEEKS			20.000	160.0	\$10,208	\$500	\$10,708	\$10,708
848	Bond and Insurance (1.0%)	1	LS			20.000	160.0	\$4,083	\$550	\$4,633	\$4,633
849	Tools and Equipment	1	LS	\$2,700.00	\$2,700					\$2,700	\$2,700
850									\$1,100	\$1,100	\$1,100
851	Allowance For Dental Electrical	1	LS		\$3,000.00					\$3,000	\$3,000
852											
853	16060 Grounding & Bonding										
854	Ground Bus 12x2x1/4	1	EA	\$35.00	\$35	0.250	0.3	\$21		\$56	\$73
855	1" PVC 1#2 Ground	40	LF	\$1.57	\$63	0.082	3.3	\$235		\$298	\$387
856	1" PVC 1#1/0 Ground	40	LF	\$1.97	\$79	0.088	3.5	\$249		\$328	\$426
857	Ground Rod 3/4" x 10'	2	EA	\$50.00	\$100	1.000	2.0	\$142		\$242	\$315
858	Exothermic Connection	2	EA	\$7.00	\$14	0.250	0.5	\$36		\$50	\$65
859											
860	16400 Low Voltage Distribution										
861	Service Equipment										
862	CT Cabinet	1	EA	\$500.00	\$500	4.000	4.0	\$285		\$785	\$1,021
863	Meter Base - By Utility										
864											
865	Main Distribution Equipment										
866	MSD: Panelboards, 120/208V, 3 Phase, 4 Wire, 200A, MLO, 42 Circuit, W/Breakers	2	EA	\$1,207.50	\$2,415	10.000	20.0	\$1,423		\$3,838	\$4,989
867											
868	Panelboards										
869	Panelboards, 120/208V, 3 Phase, 4 Wire, 225A, MLO, 42 Circuit, W/Breakers	3	EA	\$1,050.00	\$3,150	10.000	30.0	\$2,134		\$5,284	\$6,869
870											
871											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor		Equip		Total	
				Unit	Total	Units	Totals	Cost		Cost		Cost	Total Cost w/ OH & P
872													
873	Transformers												
874	None												
875													
876	<b>Feeders &amp; Subfeeds</b>												
877	225 Amp: 2"C, 4#3/0, 1#6 GND	300	LF	\$14.65	\$4,395	0.379	113.7	\$8,090				\$12,485	\$16,231
878													
879	<b>Convenience Power</b>												
880	Receptacles: Complete Assemblies, Including:	103	EA										
881	Duplex 20A 125V	64	EA	\$2.36	\$151	0.150	9.6	\$683				\$834	\$1,084
882	GFCI Receptacles	32	EA	\$8.87	\$284	0.150	4.8	\$342				\$626	\$814
883	WP GFCI Receptacles	5	EA	\$24.62	\$123	0.250	1.3	\$92				\$215	\$280
884	Special Purpose Receptacles	2	EA	\$20.27	\$41	0.330	0.7	\$50				\$91	\$118
885	Add For:												
886	3/4in. EMT	1,545	LF	\$0.50	\$773	0.040	61.8	\$4,397				\$5,170	\$6,721
887	3/4in. EMT CONN	206	EA	\$0.53	\$109	0.086	17.7	\$1,259				\$1,368	\$1,778
888	3/4in. EMT CPLG	206	EA	\$1.46	\$301							\$301	\$391
889	3/4in. EMT STRAP 1-H	309	EA	\$0.16	\$49	0.030	9.3	\$662				\$711	\$924
890	#12 THHN	5,253	LF	\$0.10	\$525	0.005	26.3	\$1,871				\$2,396	\$3,115
891	UTILITY BOX 2-1/2 D 1/2 KO	103	EA	\$1.40	\$144	0.220	22.7	\$1,615				\$1,759	\$2,287
892	1G SS RECEPTACLE PLATE	103	EA	\$0.96	\$99	0.030	3.1	\$221				\$320	\$416
893	1in. x10 S-TAP SCREW	515	EA	\$0.02	\$10	0.025	12.9	\$918				\$928	\$1,206
894													
895	<b>16420 Enclosed Controllers</b>												
896	Fractional To 1/4 HP	21	EA	\$65.00	\$1,365	1.000	21.0	\$1,494				\$2,859	\$3,717
897	Wiring: Nom. 3/4" EMT 3#10, 1N	1,050	LF	\$1.17	\$1,229	0.094	98.7	\$7,022				\$8,251	\$10,726
898	Starter/Disconnects 0.75 HP	4	EA	\$250.00	\$1,000	3.000	12.0	\$854				\$1,854	\$2,410
899	Wiring: Nom. 3/4" EMT 3#10, 1N	320	LF	\$1.17	\$374	0.094	30.1	\$2,142				\$2,516	\$3,271
900	Starter/Disconnects 7.5 HP	2	EA	\$585.00	\$1,170	5.000	10.0	\$711				\$1,881	\$2,445
901	Wiring: Nom. 3/4" EMT 3#10, 1N	160	LF	\$1.17	\$187	0.094	15.0	\$1,067				\$1,254	\$1,630
902	Starter/Disconnect, Fans 10 HP	1	EA	\$600.00	\$600	6.000	6.0	\$427				\$1,027	\$1,335
903	Wiring: 1" RGS, 3#4, 1#8	80	LF	\$1.17	\$94	0.094	7.5	\$534				\$628	\$816
904													
905													
906													

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**Construction Cost Estimate**  
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Line	No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor		Equip		Total	
					Unit	Total	Units	Totals	Cost		Cost		Cost	Total Cost w/ OH & P
907		<b>Interior Lighting</b>												
908		A: Parabolic Troffer, 3L	37	EA	\$115.50	\$4,274	1.250	46.3	\$3,294				\$7,568	\$9,838
909		B: Troffer, A12 Lens, 3L	23	EA	\$107.80	\$2,479	1.250	28.8	\$2,049				\$4,528	\$5,886
910		F: 4' Fluor, Ind. Strip, 2L	8	EA	\$73.70	\$590	1.250	10.0	\$711				\$1,301	\$1,691
911		C: 2 Lamp Fixture	6	EA	\$88.00	\$528	1.250	7.5	\$534				\$1,062	\$1,381
912		D: 6" Dia., 18 W Fixture	26	EA	\$93.50	\$2,431	1.500	39.0	\$2,775				\$5,206	\$6,768
913		V: Rough Service Wall Wraparound	1	EA	\$107.80	\$108	1.000	1.0	\$71				\$179	\$233
914		H: 175W Metal Halide, Low Bay	13	EA	\$423.50	\$5,506	3.000	39.0	\$2,775				\$8,281	\$10,765
915		Photo Cell	1	EA	\$99.00	\$99	1.250	1.3	\$92				\$191	\$248
916		Exit Sign, Self Powered	12	EA	\$61.60	\$739	2.000	24.0	\$1,708				\$2,447	\$3,181
917		Emerg. Batt Wall Pack	23	EA	\$175.00	\$4,025	3.000	69.0	\$4,909				\$8,934	\$11,614
918		Switches	24	EA	\$17.81	\$427	0.529	12.7	\$904				\$1,331	\$1,730
919		Wiring: 3/4" Cond, 3-#12, Gnd	3,500	LF	\$0.96	\$3,360	0.080	280.0	\$19,921				\$23,281	\$30,265
920														
921		<b>Exterior Lighting</b>												
922		L: Wall Mtd 35 W HPS	5	EA	\$165.00	\$825	2.000	10.0	\$711				\$1,536	\$1,997
923		Wiring: 3/4" Cond, 3-#12, Gnd	175	LF	\$0.96	\$168	0.080	14.0	\$996				\$1,164	\$1,513
924														
925		Lighting Controls	1	LS	\$1,100.00	\$1,100	14.000	14.0	\$996				\$2,096	\$2,725
926		1: Luminaire On 30' Tail Pole, 150 HPS	6	EA	\$2,185.00	\$13,110	10.000	60.0	\$4,269				\$17,379	\$22,593
927		Wiring: 3/4" Cond, 3-#12, Gnd	720	LF	\$1.25	\$900	0.100	72.0	\$5,123				\$6,023	\$7,830
928		Trenching	720	LF	\$1.15	\$828	0.100	72.0	\$5,123			\$2,520	\$8,471	\$11,012
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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
942	Fire Alarm & Detection										
943	FACP	1	EA	\$2,875.00	\$2,875	16.429	16.4	\$1,167		\$4,042	\$5,659
944	FAA	1	EA	\$1,500.00	\$1,500	8.000	8.0	\$569		\$2,069	\$2,897
945	Horn/Strobe	5	EA	\$92.00	\$460	1.500	7.5	\$534		\$994	\$1,392
946	Manual Pull Station	5	EA	\$85.00	\$425	1.000	5.0	\$356		\$781	\$1,093
947	B: Fire Alarm Bell	4	EA	\$75.00	\$300	1.500	6.0	\$427		\$727	\$1,018
948	Design, Approvals, Testing	1	LS	\$3,250.00	\$3,250					\$3,250	\$4,550
949	FA Wiring 2 Conductors	1,420	LF	\$0.22	\$312	0.036	51.1	\$3,636		\$3,948	\$5,527
950	Conduit 1/2"	200	LF	\$0.40	\$80	0.047	9.4	\$669		\$749	\$1,049
951	Conduit 1"	900	LF	\$0.83	\$747	0.070	63.0	\$4,482		\$5,229	\$7,321
952	Conduit 2"	320	LF	\$1.93	\$618	0.100	32.0	\$2,277		\$2,895	\$4,053
953											
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967											
968											
969											
970											
971											
972											
973											
974	<b>Subtotal: 16 - ELECTRICAL: Cost based on 15,301 SF</b>										
975	Average Unit Price for this division is: \$17.54 per SF										
976	Average Labor Rate for this division: \$66.05 per hour										
				\$77,443		1,946.8	\$128,581	\$4,670	\$210,694	\$268,366	

## Exective Summary

PROJECT BUDGET			
	TOTAL BUDGET	SPENT TO DATE	REMAINING COST
DIVISION 1	\$ 978,155.42	\$ 579,156.10	\$ 398,999.32
DIVISION 2	\$ 159,043.27	\$ 32,388.98	\$ 126,654.29
DIVISION 3	\$ 185,950.34	\$ 31,128.20	\$ 154,822.14
DIVISION 5	\$ 872,401.67	\$ 391,897.25	\$ 480,504.42
DIVISION 6	\$ 278,488.05		\$ 278,488.05
DIVISION 8	\$ 50,295.51		\$ 50,295.51
DIVISION 9	\$ 151,273.88		\$ 151,273.88
DIVISION 10	\$ 4,355.10		\$ 4,355.10
DIVISION 15/16	\$ 1,223,828.41		\$ 1,223,828.41
ALL DIVISIONS	\$ 153,565.17		\$ 153,565.17
SUBTOTAL	\$ 4,057,356.82	\$ 1,034,570.53	\$ 3,022,786.29
FUNDS NOT RECEIVED			\$ 671,424.00
UNFUNDED PROJECT COSTS			\$ 2,351,362.29

PROJECT FUNDING SOURCES			
PROJECT BUDGET			\$ 4,057,356.82
	FUNDED	SPENT	FUNDS NOT RECEIVED
HUD ICDBG03	\$ 500,000.00	\$ 500,000.00	
MUF 840845	\$ 349,817.00	\$ 349,817.00	
DCED-SOA CPMG-CHC-307	\$ 25,823.00	\$ 25,823.00	
DCED-SOA CPMG 03-MG-166	\$ 25,000.00	\$ 25,000.00	
DCED-SOA CPMG 02-MG-252	\$ 25,014.00	\$ 25,014.00	
TRIBAL SHARES TCC	\$ 65,500.00	\$ 65,500.00	
TRIBAL SHARES TVC	\$ 43,416.53	\$ 43,416.53	
VSW AN-02-G50	\$ 671,424.00		\$ 671,424.00
TOTAL FUNDING	\$ 1,705,994.53		
TOTAL FUNDING SPENT		\$ 1,034,570.53	
FUNDS NOT RECEIVED			\$ 671,424.00
UNFUNDED PROJECT COSTS			\$ 2,351,362.29